Notice of a public meeting of

Executive

To: Councillors Douglas (Chair), Kilbane (Vice-Chair), Kent, Lomas, Pavlovic, Ravilious, Steels-Walshaw and Webb

Date: Tuesday, 2 September 2025

Time: 4.30 pm

Venue: West Offices - Station Rise, York YO1 6GA

A G E N D A

Notice to Members – Post Decision Calling-In:

Members are reminded that, should they wish to call in any decisions made on items* on this agenda, notice must be given to Democratic Services by **4:00 pm on Tuesday, 9 September 2025**.

*With the exception of matters that have been the subject of a previous call-in, require Full Council approval or are urgent, which are not subject to the call-in provisions. Any called-in items will be considered by the Corporate Services Scrutiny Committee.

1. Apologies for Absence

To receive any apologies for absence.

2. Declarations of Interest

At this point in the meeting, Members and co-opted members are asked to declare any disclosable pecuniary interest, or other registerable interest, they might have in respect of business on this agenda, if they have not already done so in advance on the

Register of Interests. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the member during the meeting.

(1) Members must consider their interests, and act according to the following:

Type of Interest	***You must***
Disclosable Pecuniary Interests	*Disclose the interest, not participate in the discussion or vote, and leave the meeting unless you have a dispensation.*
Other Registrable Interests (Directly Related) **OR** *Non-Registrable Interests (Directly Related)*	*Disclose the interest; speak on the item only if the public are also allowed to speak, but otherwise not participate in the discussion or vote, and leave the meeting unless you have a dispensation.*
Other Registrable Interests (Affects) **OR** *Non-Registrable Interests (Affects)*	*Disclose the interest; remain in the meeting, participate and vote unless the matter affects the financial interest or well-being:* *(a) to a greater extent than it affects the financial interest or well-being of a majority of inhabitants of the affected ward; and* *(b) a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest.* *In which case, speak on the item only if the public are also allowed to speak, but otherwise do not participate in the discussion or vote,*

	and leave the meeting <u>unless</u> you have a dispensation.

(2) Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.

(3) Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations, and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.

3. Exclusion of Press and Public

To consider the exclusion of the press and public from the meeting during consideration of the following:

Appendix G to agenda item 7 on the grounds that it contains information relating to an individual, information which is likely to reveal the identity of an individual, and information relating to the financial or business affairs of any particular person (including the authority holding that information). This information is classed as exempt under paragraphs 1, 2 and 3 of Schedule 12A to Section 100A of the Local Government Act 1972 (as revised by The Local Government (Access to Information) (Variation) Order 2006).

4. Minutes (Pages 7 - 22)

To approve and sign the minutes of the Executive meeting held on 15 July 2025.

5. Public Participation

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the Executive.

Please note that our registration deadlines are set as two working days before the meeting, in order to facilitate the management of public participation at our meetings. The deadline for registering at this meeting is **5.00pm on Friday, 29 August 2025.**

To register to speak please visit www.york.gov.uk/AttendCouncilMeetings to fill in an online registration form. If you have any questions about the registration form or the meeting, please contact Democratic Services. Contact details can be found at the foot of this agenda.

Webcasting of Public Meetings

Please note that, subject to available resources, this meeting will be webcast including any registered public speakers who have given their permission. The meeting can be viewed live and on demand at www.york.gov.uk/webcasts.

6. Forward Plan (Pages 23 - 26)

To receive details of those items that are listed on the Forward Plan for the next two Executive meetings.

7. Harewood Whin Green Energy Park (Pages 27 - 350)

To receive a report from the Chief Strategy Officer, which invites Executive to consider whether to progress with the Full Business Case (FBC), subject to further funding from the Combined Authority Energy Generation Accelerator Programme (EGAP).

8. Murton Neighbourhood Plan - Referendum outcome and 'making' the Plan (Pages 351 - 374)

To receive a report from the Director of City Development presenting the outcomes of the referendum into the Murton Neighbourhood Plan and asking Members to formally ‘make’ the Murton Neighbourhood Plan.

9. Quarter 1 2025/26 Finance and Performance Monitor (Pages 375 - 444)

To receive a report from the Director of Finance setting out the projected financial position and the latest performance information for the period covering 1 April 2025 to 30 June 2025.

10. Capital Programme - Monitor 1 2025/26 (Pages 445 - 474)

To receive a report from the Director of Finance presenting the projected outturn position for 2025/26, including any under/overspends and adjustments, along with requests to re-profile budgets to/from current and future years.

11. Treasury Management 2025/26 Quarter 1 report and review of Prudential Indicators (Pages 475 - 494)

To receive a report from the Director of Finance providing an update on treasury management activity for the first quarter of the 2025/26 financial year together with an update of the prudential indicators, which are included at Annex A to the report.

12. Urgent Business

Any other business which the Chair considers urgent under the Local Government Act 1972.

Contact details:

Guy Close, Democratic Services Manager
Telephone – (07922) 517103
E-mail – guy.close@york.gov.uk

For more information about any of the following please contact the Democratic Services Manager using the above contact details:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Alternative formats

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We can also translate into the following languages:

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

City of York Council	Committee Minutes
Meeting	Executive
Date	15 July 2025
Present	Councillors Douglas (Chair), Kilbane (Vice-Chair), Kent, Lomas, Pavlovic, Ravilious, Steels-Walshaw and Webb
In attendance	Councillor Ayre

110. Apologies for Absence

There were no apologies for absence.

111. Declarations of Interest

Members were asked to declare at this point in the meeting any disclosable pecuniary interest or other registerable interest they might have in respect of business on the agenda, if they had not already done so in advance on the Register of Interests.

Councillor Steels-Walshaw advised that in relation to agenda item 7, ‘Strengthening York's Support for Drug and Alcohol Recovery’ that she had previously worked for Changing Lives. Having sought advice from the Council’s Director of Governance and Monitoring Officer she was not considered to have an interest that would prevent her from participating in the discussion and vote.

112. Exclusion of Press and Public

Resolved: That the press and public be excluded from the meeting during consideration of Annexes A and B to agenda item 12 on the grounds that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information). This information is classed as exempt under Paragraph 3 of Schedule 12A to Section 100A of the Local Government Act 1972 (as revised by the Local Government (Access to Information) (Variation) Order 2006).

113. Minutes

Resolved: That the minutes of the Executive meeting held on 3 June 2025 be approved and signed by the Chair as a correct record.

114. Public Participation

It was reported that there had been two registrations to speak at the meeting under the Council's Public Participation Scheme.

Flick Williams spoke in relation to agenda items 11, 13 and 15. In relation to the station gateway project reference was made to comments by the Director of City Development at a recent meeting of Corporate Scrutiny Committee when it was reported that £2m-£3m overspend had been attributed to accessibility. A breakdown of the overspend had been requested. It was noted that an assurance had been provided from the relevant Executive Member that a breakdown of the figures was to be provided in due course. There remained some concerns in relation to paragraph six of the report that the scheme was to ensure improvements for pedestrians and changes from different modes of transport. This was not perceived to be the case for disabled pedestrians, disabled bus and taxi users and disabled drivers.

In relation to funding for city parks there was concern that there had been no reference in the recent report to Place Scrutiny Committee about disabled play spaces or disabled play equipment. It was acknowledged that this had been addressed positively by committee members and officers in attendance at the meeting and the report had been subsequently updated.

In relation to the report on the equity, diversity and inclusion strategy there was concern about the challenges in applying the approach across the city. It was felt that some protected characteristics were easier to understand than others and questioned how effective the strategy would prove to be.

Mark Green spoke in relation to agenda item 7 in his capacity as a member and Director of York in Recovery CIC, a lived experience recovery organisation. He particularly highlighted the importance of the long-awaited opening of York recovery hub and development of an action plan to achieve inclusive recovery city status.

115. Forward Plan

Members received and noted details of items that were on the Forward Plan for the next two Executive meetings at the time of agenda publication.

116. Strengthening York's Support for Drug and Alcohol Recovery

The Director of Public Health submitted a report on the next steps needed to strength York's community recovery model, in line with council plan aspirations.

The following information was appended to the report:

- IRC Vision Statement; and
- Equalities Impact Assessment.

Peter Roderick, Director of Public Health, attended the meeting and responded to members' questions and comments.

The key areas of discussion were:

- Members welcomed the positive shift in approach in relation to mental health. It was felt that previous approaches had focussed on time limited recovery and that it was important to recognise that recovery was dependent on individual experiences.
- The Executive Member responded by thanking officers for their positive contribution to this piece of work. She highlighted the importance of connection and community, providing a safe space for individuals to receive support, advice and friendship, particularly from others with lived experience. The recovery hub provided support for some of the most vulnerable individuals in society and helped remove the stigma associated with those in need of support.

Resolved (unanimously) –

That Executive:

a) Notes the decision taken by the Director of Public Health through officer delegation to award a contract to York in

Recovery CIC of the value £202,000 to lease and manage the Community Recovery Hub for a period of 3 years.

Reason: To enable the provision of a dedicated recovery space in the city

b) Expresses its commitment to the Inclusive Recovery Cities approach and York's Inclusive Recovery City Vision statement, and delegates to the Director of Public Health and Executive Member for Health, Wellbeing and Adult Social Care to explore and monitor any areas for improvement within council business and formally sign the Inclusive Recovery City Vision Statement for York on behalf of the council.

Reason: To ensure the council leads by example in its approach to promoting recovery and making it easy for people with substance use disorders to seek help, for example in communications and people management policy and practices, and clear civic support is given to the Inclusive Recovery City approach in York.

117. 2024/25 Finance and Performance Outturn

The Director of Finance submitted a report which provided a year end analysis of the overall finance and performance position.

The following information was appended to the report:

- Quarter four performance tables - city outcomes and council delivery indicators 2023-2027.

Debbie Mitchell, Director of Finance, presented the finance reports together (minute nos. 117, 118 and 119) and responded to members' questions and comments.

The main areas of discussion were:

- Officers were thanked for their hard work in ensuring a balanced budget. One member raised concern about the allocation of city-wide funding and pressures on adult social care, which were not considered sustainable.
- In response to a query about contingent liabilities the Director of Finance advised that whilst there were none in

relation to the outturn report there were some contingent liabilities in relation to areas such as equal pay and insurance claims. An assessment of these had been undertaken and reported in the statement of accounts, which was to be presented to the Audit and Governance Committee at its meeting on Wednesday, 30 July 2025.

- The Executive Member referred to the allocation of city-wide funding. It was reported that a cross-party group had been established to make decisions in line with council priorities. The group had been unable to reach agreement and not all funding had been spent. A different approach was to be applied in future.

Resolved (unanimously) –

That Executive:

a) Notes the finance and performance information.
b) Notes the use of earmarked reserves in order to balance the Budget.
c) Due to delays in delivering the first grant scheme in 2024/25 the balance of the City Wide Ward Fund (£50k) to be carried forward in 2025/26.
d) Approves the use of £75k from the HRA underspend to be set aside to support the Neighbourhood Caretaker initiative.

Reason: To ensure expenditure is kept within the approved budget.

e) Approves the extension to July 2028 for the letter of credit to York Theatre Royal as outlined in paragraphs 29 to 31 of the report.

Reason: To secure the financial viability of the theatre and the benefits it brings to the city.

118. Treasury Management annual report and review of Prudential Indicators for 2024/25

The Director of Finance submitted a report which provided an update on Treasury Management activity and the outturn position for the 2024/25 financial year.

The following information was appended to the report:

- Prudential Indicators 2024/25 Outturn.

Resolved (unanimously) –

That Executive:

a) Notes the 2024/25 performance of Treasury Management activity.
b) Notes the Prudential Indicators outlined in Annex A of the report and compliance with all indicators.

Reason: To ensure the continued effective operation and performance of the Council's Treasury Management function and ensure that all Council treasury activity is prudent, affordable and sustainable and complies with policies set.

119. Capital Programme Outturn 2024/25 and Revisions to the 2025/26 - 2029/30 Programme

The Director of Finance submitted a report which set out the capital programme outturn position for 2024/25, which included any under/overspends and adjustments, along with an update to the future years programme.

The following information was appended to the report:

- Capital Programme 2024/25 to 2029/30.

Resolved (unanimously) –

That Executive:

a) Notes the 2024/25 capital outturn position of £74.019m and approves the requests for re-profiling totalling £31.193m from the 2024/25 programme to future years.
b) Notes the adjustments to schemes increasing expenditure in 2024/25 by a net £2.365m.
c) Recommends to Full Council the restated 2025/26 to 2029/30 programme of £426.917m as summarised in Table 3 and detailed in Annex 1 of the report.

Reason: To enable the effective management and monitoring of the Council's capital programme.

120. Major Projects (Station Gateway and York Outer Ring Road Business Case)

The Director of City Development submitted a report which provided an update on the design, delivery and current progress of York Station Gateway and York Outer Ring Road, which included funding status.

The following information was appended to the report:

- Equalities Impact Assessment (EIA);
- Data Protection Impact Assessment (DPIA); and
- Detailed Package Details.

The following officers attended the meeting and responded to members' questions and comments:

- Garry Taylor, Director of City Development; and
- Patricia Salami, Head of Regeneration.

The main areas of discussion were:

- The Executive Member referred to comments made in relation to the item on public participation and at a recent Scrutiny Committee meeting. A response was to be provided by officers, particularly addressing technical aspects that had been raised. In relation to Station Gateway, this was considered an extremely important project which would deliver significant improvements. It was acknowledged that it had been a complex and challenging project. Governance arrangements had been strengthened with increased reporting to overcome potential barriers and ensure greater transparency.
- One member highlighted the important role of scrutiny in addressing key areas of concern and the need to establish a suitable timeframe for scrutiny to report back its concerns.
- In response to a query, confirmation of the funding arrangements was provided by the Director of City Development in relation to the York Outer Ring Road. It was advised that verbal confirmation had been received from the Department for Transport that the grant allocation as detailed in the report was £25m.

Resolved (unanimously) –

That Executive:

a) Notes the status and funding position of the YSG and YORR programmes.
b) Approves the continuation and completion of the YSG scheme – (YSG Option 3), including the allocation of an additional sum of £18.5million, to be funded through a reprioritisation of a combination of external grants and contributions from the rail industry.
c) Approves the review and renegotiation of any existing grant funding arrangements in relation to the YSG and YORR schemes and delegates authority to the Director of City Development, in consultation with the Director of Governance and the Director of Finance, to conduct that review and renegotiation and to take such steps as are necessary to enter into the resulting agreements.
d) Approves £2.8m of CYC BSIP1 funding to be allocated to the YSG scheme and delegates authority to the Director of City Development, in consultation with the Executive Member, Director of Governance and the Director of Finance, to take such steps as are necessary to enter into any resulting agreements.
e) Approves the procurement of contractors and specialist support services to enable timely completion of the YSG project and delegates authority to the Director of City Development, in consultation with the Director of Governance and the Director of Finance, to procure such contractors and/or consultants and to take such steps as are necessary to award and enter into the resulting contracts (including any and all planning agreements and/or highways/land agreements as required; however for the sake of clarity this delegation is not for any requirements of either the Local Planning and/or Highways Authority). The delegations given in this recommendation must be exercised within the budgets approved within this report.
f) Approves the proposed phased approach to delivering the YORR scheme – (YORR Option 3), prioritising infrastructure that unlocks housing and underpins the Local Plan objectives.
g) Approves the procurement of contractors and specialist support services to enable timely delivery of future phases of the YORR programme and delegate authority to the Director of City Development, in consultation with the Director of Governance and the

Director of Finance, to procure such contractors and/or consultants and to take such steps as are necessary to award and enter into the resulting contracts (including any and all planning agreements and/or highways / land agreements as required; however for the sake of clarity this delegation is not for any requirements of either the Local Planning and/or Highways Authority). The delegations given in this recommendation must be exercised within the budgets approved within this report.

h) Approves the application for and acceptance of funding bids necessary to deliver the YSG and YORR schemes and delegate authority to the Director of City Development, in consultation with the Executive Member, Director of Governance and the Director of Finance, to apply for and accept such funding bids, and to take such steps as are necessary to enter into the resulting agreements and any subsequent modifications and/or extensions thereto.
i) Notes the financial and delivery risks associated with both schemes and the mitigation measures proposed.
j) Notes the lessons learned to date and instruct officers to carry out a formal lesson learned process post completion of YSG Phase 2 and YORR Phase 1.

Reasons:

The agreement of the above recommendations will enable the following outcomes:

a) The completion of key strategic transport and regeneration infrastructure projects that are central to the delivery of the Council Plan 2023–27, the Local Plan, and ‘Our City Centre’ vision.
b) To secure the regeneration benefits of YSG, including improved active travel links, a transformed public realm, more efficient public transport to and from York Station.
c) To unlock the delivery of over 3,557 homes (based on local plan allocations) and critical infrastructure through a phased YORR programme, while managing financial risk and maintaining delivery momentum.
d) To ensure appropriate governance and delegation for the pursuit of funding opportunities that will enable both schemes to be delivered within an affordable and sustainable framework.

e) To ensure that we have the correct skills and resources to deliver world class regeneration outcomes as befits a globally renowned city.

121. Approval of Property Management Arrangements - Follow-Up Report

The Director of Housing and Communities submitted a report, which following a review of the existing YorHome arrangements outlined the need to rectify a number of further arrangements as set out in the exempt annexes and the need to deliver workable and responsive decision-making processes in line with Veritau internal audit guidance and recommendations.

The following information was appended to the report:

- Full report containing exempt information; and
- Confidential information in relation to YorHome agreements requiring approval/rectification.

Pauline Stuchfield, Director of Housing and Communities presented the report and responded to members' questions and comments.

The Executive Member reported that an initial update in relation to property management arrangements had been provided to the Scrutiny Committee in April. It was subsequently agreed that further investigations were required and that there was to be a referral to Veritau and then consideration by Audit and Governance Committee. Key issues had since been reviewed and measures put in place to ensure processes were robust. The Executive Member also stressed the important role of YorHome in supporting vulnerable housing tenants.

Resolved (unanimously) –

That Executive:

a) Ratifies the leases which were inadvertently entered into as outlined in the Exempt Annex B, Table 1 of the report.
b) Approves the preparation of revised documentation in respect of the management and occupation of the

properties listed in the Exempt Annex B, Table 1 of the report.

c) Delegates authority to the Director of Governance, in consultation with the Director of Housing and Communities, to take such steps as are necessary to agree and complete the resulting documents.
d) Ratifies the leases entered into as outlined in the Exempt Annex B, Table 2 of the report.
e) Delegates authority for the development of a robust but responsive future decision-making process for property management arrangements, up to the value of £500k, in relation to YorHome to the Director of Governance in consultation with the Director of Finance and Director of Housing and Communities, and the Executive Member for Housing, Planning and Safer Communities.

Reason: To ensure appropriate arrangements and documentation are in place in respect of Yorhome managed properties for the current occupiers and new tenants in future.

122. Equity, Diversity and Inclusion Strategy

The Director of Housing and Communities submitted a report which sought Executive approval for both the final strategy and annual action plan.

The following information was appended to the report:

- Final Equity, Diversity and Inclusion Strategy; and
- Equalities Impact Assessment.

The following officers attended the meeting and responded to members' questions and comments:

- Pauline Stuchfield, Director of Housing and Communities; and
- Laura Williams, Assistant Director of Customer, Communities and Inclusion.

The main areas of discussion were:

- An update on training and development. It was reported that disability equalities training was to be delivered for elected members and officers later in the year.

- Scrutiny Committee members were thanked for their feedback as part of an initial review of the draft strategy. The draft strategy had been subsequently updated. Members of the public were also thanked for their contribution as part of development of the strategy.
- The Executive Member highlighted the importance of establishing a framework to support the development and growth of this area.

Resolved (unanimously) –

That Executive:

a) Approves the final Equity, Diversity and Inclusion Strategy and associated Annual Action Plan (the 'key deliverables' for Year 1 of the Strategy).
b) Approves that a progress report be produced every 12 months for the annual public meeting of the Human Rights and Equalities Board.

Reason: To demonstrate City of York Council's core commitment to becoming a more equal, diverse and inclusive council.

(Councillor Webb left the meeting at 5.50pm, at the conclusion of this item.)

123. Update on Future Libraries Investment Programme

The Director of Housing and Communities submitted a report in relation to the Future Libraries Investment Programme.

The following information was appended to the report:

- Success of Haxby and Wigginton Gateway Library and Clifton Library Learning Centre investments;
- Proposed enhancements to Acomb Library; and
- Equalities Impact Assessment (EIA).

The following officers attended the meeting and responded to members' questions and comments:

- Pauline Stuchfield, Director of Housing and Communities; and
- Sarah Knott, Programme Manager.

The Executive Member thanked officers for their positive contribution in ensuring development of the investment programme and highlighted the benefits to local communities.

Resolved (unanimously) –

That Executive:

a) Notes the progress on the FLIP Programme to date.
b) Approves the Acomb library delivery budget of £390,000 including the external grants.
c) Delegates to the Director of Housing and Communities, in consultation with the Director of Governance and Head of Procurement, the authority to take such steps as are necessary to enter into the grant agreement with Explore York.
d) Approves the procurement of the works contracts to deliver the enhancements for Acomb Library and delegates authority to the Director of Housing and Communities, in consultation with the Director of Governance and Head of Procurement, to take such steps as are necessary to procure, award and enter into the resulting contracts.
e) Notes the delivery timetable deadline for external grant bodies as 31 March 2026.

Reason: To ensure that the improvements outlined in the report and recommendations are delivered in a timely manner.

124. Parks Capital Programme

The Assistant Director of Finance submitted a report which sought approval from Executive to apply the criteria to a range of possible schemes and projects in the summer and to report back to the Executive in September where approval was to be sought on which should proceed.

The following officers attended the meeting and responded to members' questions and comments:

- Ian Hoult, Head of Environment; and
- Dave Meigh, Operations Manager.

The key points of discussion were:

- Confirmation that s106 funding was to be used to support and strengthen investment in relation to the parks capital programme.
- Clarification was sought about the methodology to be applied for weighting and scoring priority areas, particularly in ensuring a robust ranking system. In response, it was advised that a scoring system was to be agreed in consultation with the Executive Member.
- The Executive Member reported that the Scrutiny Committee had considered the draft report and the criteria to be applied had been endorsed. There were challenges in ensuring an entirely scientific approach. The highest priority was to be the most deprived and vulnerable areas.
- The Executive Member highlighted the importance of improving accessibility across parks, particularly for those groups who did not generally access park provision.

Resolved (unanimously) –

That Executive:

a) Approves the criteria detailed in Paragraphs 21 to 31 of the report.

Reason: To guide the investment of £500k in the city parks, play areas and open spaces

b) Approves the weighting approach detailed in Paragraphs 32 to 35 of the report.

Reason: To prioritise investment on sites with high levels of IMD that have old play equipment and / or key infrastructure issues.

125. Urgent Business

There were no urgent items of business.

(The meeting concluded at 6.20pm)

Councillor Douglas, Chair

(The meeting started at 4.30 pm and finished at 6.20 pm).

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Table 1: Items scheduled on the Forward Plan for the Executive Meeting on 7 October 2025

Title and Description	Author	Portfolio Holder
Copmanthorpe Neighbourhood Plan Examiner's Report and Decision Statement **Purpose of report:** The report requests that Executive agrees the Copmanthorpe Neighbourhood Plan Examiner's report and recommendations, and the Council's Decision Statement on the recommendations, to allow the neighbourhood plan to proceed to referendum.	Director of City Development	Executive Member for Housing, Planning and Safer Communities
Local Flood Risk Management Strategy **Purpose of report:** This report provides an update on the updated Local Flood Risk Management Strategy, since its previous publication in 2015, to reflect changes in flood risk, best practices and community needs.	Director of City Development	Executive Member for Environment and Climate Emergency
Local Government Boundary Commission - Review of Councillor numbers **Purpose of report:** Executive will be asked to consider recommendations from the Corporate Scrutiny Committee to determine the total number of Councillors to be elected to the Council in future and to decide what position Executive wishes to take.	Director of Governance and Monitoring Officer	Leader of the Council and Executive Member for Policy, Strategy and Partnerships

Park and Ride: Site Improvements and New Bus Service Contract **Purpose of report:** The report presents two linked projects for approval: Firstly, a range of infrastructure improvements to Park and Ride sites to be funded through the Bus Service Improvement Plan (BSIP) grant. Secondly a new, Park and Ride contract for the operation of bus services is proposed to enable continuity of service until wider conversations regarding public transport delivery with the York and North Yorkshire Mayoral Combined Authority (YNYMCA) are concluded.	Director of City Development	Executive Member for Transport
Parks Investment Fund – Scheme Approval **Purpose of report:** To approve the qualifying schemes that meet the criteria agreed by Executive in July 2025, put forward by officers.	Director of Transport, Environment and Planning	Executive Member for Environment and Climate Emergency
York Autism and ADHD Strategy **Purpose of report:** This report sets out an approach to building a more inclusive society in York, improving the diagnosis and assessment process and the support available to neurodivergent people regardless of diagnosis.	Director of Public Health	Executive Member for Health, Wellbeing and Adult Social Care
York's Inclusion and Belonging Special Educational Needs and Alternative Provision Strategy 2025-2030 **Purpose of the report:** The report sets out York's Education, Health and Care strategic priorities and actions to improve the lived experience for children and young people and their families.	Corporate Director of Children and Education	Executive Member for Children, Young People and Education

Table 2: Items scheduled on the Forward Plan for the Executive Meeting on 4 November 2025

Title and Description	Author	Portfolio Holder
Capital Programme Update Monitor 2 **Purpose of report:** To present an update on the capital programme.	Director of Finance	Executive Member for Finance, Performance, Major Projects, Human Rights, Equality and Inclusion
Finance and Performance Monitor 2 **Purpose of report:** To present details of the overall finance and performance position.	Director of Finance	Executive Member for Finance, Performance, Major Projects, Human Rights, Equality and Inclusion
Treasury management 2025/26 mid-year review and Quarter 2 prudential indicators **Purpose of report:** To provide an update on the treasury management position.	Director of Finance	Executive Member for Finance, Performance, Major Projects, Human Rights, Equality and Inclusion

Community Infrastructure Levy Examination Outcome **Purpose of report:** To consider the outcome of the independent examination of the Community Infrastructure Levy and how to proceed with implementation.	Director for City Development	Executive Member for Finance, Performance, Major Projects, Human Rights, Equality and Inclusion

Meeting:	Executive
Meeting date:	2 September 2025
Report of:	Claire Foale, Chief Strategy Officer
Portfolio of:	Cllr Kent, Executive Member for Environment and Climate Emergency

Decision Report: Harewood Whin Green Energy Park

1. City of York Council owns the former landfill site at Harewood Whin. With the exception of a small area of the site being used as a waste processing operation by site operator Yorwaste, the vast majority of the 200+ acre site is not utilised.

2. A feasibility study was undertaken of potential future uses of the site, which identified the potential for a Green Energy Park (GEP), utilising renewable energy generation and complementing technologies to derive financial and environmental benefits for the Council.

3. Following the initial feasibility study, funding was secured from the Combined Authority Net Zero Fund to undertake an Outline Business Case (OBC) for the GEP, which has included planning permission being granted for up to 16MW of ground-mounted solar. The conclusions of the OBC indicate a viable scheme for the Council which could be progressed to Full Business Case (FBC).

4. Executive are now being invited to consider whether to progress with the FBC, subject to further funding from the Combined Authority Energy Generation Accelerator Programme (EGAP).

Benefits and Challenges

5. The potential benefits that could be realised have been highlighted within the Outline Business Case (see **Annex A**). These are summarised below and will be tested through the development of the Full Strategic Business Case:

Equalities and Human Rights

a) The project has the potential to contribute to the city's energy independence. Access to affordable, reliable, sustainable, and modern energy is specifically mentioned in the United Nations Sustainable Development Goal (SDG) number 7.[1]
b) New local renewable generation capacity supports an equitable energy transition by enabling local ownership and addressing fuel poverty.

Affordability

a) On a 5MW solar scheme over 30 years, the Council could achieve cashflow in excess of £7m, with Net Present Value (NPV) in excess of £2m.
b) Further phases of up to 10MW could add an additional £10m, of cashflow for the Council, following the initial phases.
c) The Council currently pays an additional amount for a Green Energy Tariff of £195K per year. This offsets emissions from electricity use in council annual emissions reporting. Approximately half of this cost would be saved with a 5MW scheme, with a 100% saving at 10MW, once the council demonstrates that enough renewable energy is being produced to offset the Council's annual electricity consumption. Note - This is based on the current contracted rate which could reduce when the next electricity contract is negotiated in March 2027.
d) The Electricity generation income will require new contractual arrangements to be concluded. At present it is likely the Smart Export Guarantee will offer the best rates of income, securing rates of up to 11p per kWh. Alternatively, arrangements can be made via a Power Purchase Agreement (PPA). The PPA rates are likely to be lower, but the business case still provides a positive financial return at any income rates above 8p per kWh. [2]

Climate

a) 5MW of electricity generation is approximately 50% of the Council's annual electricity requirement. Once the scheme generates 10MW, the council will be meet all of its current demand through self-generation. This will negate the need for a Green Energy Tariff and obtaining the Renewable Energy Guarantee of Origin (REGO) certificates that currently cost

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[1] https://sdgs.un.org/goals/goal7
[2] https://www.ofgem.gov.uk/environmental-and-social-schemes/smart-export-guarantee-seg

£195K p/a. CYC can use evidence of the renewable energy generation to achieve zero emissions for electricity in its annual emissions reporting.

b) Beyond 10MW, the opportunity is the additional electricity produced could offset other scope 1 and scope 2 emissions (mainly caused by fleet and heating emissions). As an example, it's estimated that each additional 5MW can offset 25% of the remaining scope 1 and scope 2 emissions.
c) For future phases (that don't currently have planning approval), there is a further 12MW available for installation, which would fully offset all carbon emissions produced by CYC. It should be noted that performance of solar output over time can weaken slightly as panels get older and these performance levels may 'drop off 'slightly in later years.
d) The project aligns with the national Government's legally binding target for the UK to be net zero by 2050 and the drive to grow the economy through green infrastructure projects.

Health and Wellbeing

a) Local renewable generation reduces dependence on fossil fuels, improving air quality and reducing health related conditions.
b) Affordable energy reduces instances of fuel poverty, improving living conditions for residents.

Other Benefits

a) There are wider indirect benefits achieved through the civic leadership of self-generating green energy. The project can act as a demonstrator to others in the city, including with strategic partners, who have the resources or opportunities to consider similar approaches. The Council will be taking an active leadership role in achieving climate change ambitions.

Challenges

There are several key risks associated with the project that will be mitigated through the development of the FBC. These are set out in section 7 of the OBC.

Specific challenges associated with delivering the FBC are considered below:

- Approving progress to Full Business Case sets an expectation that the council is committed to a project that could, through the development of the FBC, prove to be undeliverable with too much uncertainty to make the scheme viable.

- Many of the aspects of the FBC will remain highly volatile and variable. With a relatively new market and supply chain that is frequently influenced by geopolitics and world-wide energy supply and demand, there is insufficient historical evidence to demonstrate a consistent value that would reduce this uncertainty.
- Funding to deliver the FBC has not yet been secured; however, the project shows strong alignment with the Combined Authority's Energy Generation Accelerator Programme (EGAP) and there is an expectation that this funding can be secured for the Council.

Policy Basis for Decision

6. The project directly contributes to delivering the Council Plan 2023-2027 Four Core Commitments:

7. **Climate and the Environment**:

   a) Reduce energy consumption and generate more local sources of renewable energy.

   b) Content of this report supports the ambitions of the York Climate Change Strategy 2022-2032, and directly aligns with the objectives to:

      - Improve energy efficiency of existing buildings
      - Build strong relationships and networks
      - Grow the green economy
      - Increase resilience to climate risks
      - Increase renewable energy generation

   c) The Council Plan 2023-27 set the level of CO2 emissions from council buildings and operations as a key performance indicator for council delivery.

8. **Equalities and Human Rights** – Utilising the Green Energy produced to benefit directly City of York Council and its own electricity consumption will equally benefit all residents in the city, who directly and indirectly access Council services.

9. **Affordability** – The project has the potential to provide revenue to City of York Council over 30 years. This revenue will then be

available to the Council to distribute to other projects that could help create a more affordable city

10. **Health** – Cleaner green energy produced within the City and for use initially by the Council's own operations and as the potential for further production from the site increases, so does the potential for other city partners to benefit. The overall net effect will be a reduction in fossil fuels used in the city and a greener and more healthier city for all.

Financial Strategy Implications

11. The Outline Business Case has been delivered with funding of £243,500 through the Net Zero Fund, from York and North Yorkshire Combined Authority. While this work has required input from officers, it has had no direct impact on the council budget.

12. Progress to FBC should be dependent on access to external grant funding, likely from the Energy Generation Accelerator Programme (EGAP). EGAP has no requirement for local authority contributions, ensuring that this work can be completed at no cost to the council.

Recommendation and Reasons

13. **Recommendation:**

Executive are recommended to accept the Outline Business Case and approve progression to the next stage, development of a Full Business Case, subject to funding from the MCA.

Reason:

The Outline Business Case has provided sufficient confidence that there is a viable project to create financial and environmental benefits from a landfill site which is underutilised.

The risk and financial impact to City of York Council in further exploring the business case and progressing to Full Business Case is very low. Progress is subject to external funding for the Council and Executive are not asked to authorise any funding from City of York Council at this stage.

Background

14. An initial feasibility study was completed in 2021 to identify opportunities for generating renewable energy at the former landfill site at Harewood Whin. The study, commissioned by Yorwaste and the York & North Yorkshire Local Enterprise Partnership, identified the potential for 28MW of ground mounted solar and complementing energy storage technologies.

15. On 20th February 2024 Executive approved the project initiation to progress the feasibility study and explore renewable energy options for the site in more detail to produce a business case for the Harewood Whin Green Energy Park. Revenue funding of £243,500 was secured via the Net Zero Fund, administered by York and North Yorkshire Combined Authority. The revenue funding was secured to deliver a Strategic Outline Business Case (SOC) and Outline Business Case (OBC) for the scheme by July 2025.

    The OBC has been completed and is presented in the Annex A of this report. Both stages of business case completion follow the government's Green Book guidance[3].

16. Planning permission was obtained in April 2025 for a solar installation up to 16.5MW. The application was reduced in size from 28MW following objections to part of the scheme from the nearby airfield.

17. The Strategic Outline Business Case (SOC) recommends a 'Phased' approach to developing the Green Energy Park on the former landfill site at Harewood Whin. A phased set of project stages over time will create the best opportunity for the earliest delivery of benefits and mitigates the risks of one large project.

18. The first two phases would provide up to 6MW of solar electricity generation. The first, smaller phase, creating up to 1MW of electricity to be funded and directly used by the site operator, Yorwaste. The second phase to provide up to 5MW of electricity generation for City of York Council, creating both financial and

[3] https://assets.publishing.service.gov.uk/media/66449468ae748c43d3793bb8/Project_Business_Case_2018.pdf

environmental benefits. Further phased stages are to be developed with other technologies over time.

19. The OBC considers the financial case for delivery of each phase and identifies options to finance the initial phase through borrowing, generating income and a positive cash-flow over a 30-year period.

Key risks

20. The outline business case and strategic business case has identified several risks that will be further explored and mitigated/managed through the development of the Full Strategic Business case:

    a) Electricity Income Generation Rate – Securing the actual tariff is both complex and difficult to achieve before investing in the solar infrastructure. There is no guarantee that the rate achieved will be sufficient and no guarantee how long or for how many years over the 30-year period that the target rate is achieved. This is not a passive strategy and requires ongoing management.
    b) Grid Connection – Costs remain estimates. Need to submit the grid application, to request full costs and secure a provisional place in the connection queue. There is a decision to be made within the Full Business Case period, regarding the timing to submit this application. It will require approximately £5K submission cost, but also approximately £25K as a deposit to secure the amount/timescale within 90 days of receipt. This £25K is likely to be required before a full business case is approved and to strengthen the recommended position within that full business case.
    c) Borrowing Approach – Another variable that needs to be confirmed in the FBC. The outline business case has been modelled with all borrowing independent to the Council's treasury management strategy. There is also a potential benefit, where City of York Council's borrowing is on a centralised, rather than per project basis, so the scheduling may show that borrowing can be arranged with more beneficial timings and amounts to cover the interest payments.

d) Ground Conditions – Preliminary ground investigations have indicated a low level of risk associated with surface mounted solar PV at the site, which have been used as the basis for financial modelling. However, geotechnical laboratory results are still to be finalised, which could pose a risk to delivery.

e) Capital costs - the full capital required will only be certain following a competitive tender process. Factors could change between now and that process and the tenders received back might exceed the estimates modelled.

f) Delivery model - There are several delivery models ranging from full council project delivery and operation, through to very low risk options such as renting the site to external developers. The council's risk appetite of full ownership or less active landlord arrangements will help determine the risk for the project and how to mitigate using the contractual approaches explored during the development of the full Business case.

Consultation Analysis

21. The Strategic Outline Business Case (SOC) and Outline Business Case (OBC) reported to the Climate Change and Natural Capital Programme Board, with quarterly updates provided to corporate Management Team (CMT).

22. The SOC and OBC was developed in consultation with Yorwaste, Arcadis (Technical Consultant) and a City of York Council Project Board that included representatives from across the Council, covering City Development, Strategy, Carbon Reduction, Finance, Legal, Property, Ecology, Waste, Fleet, Operations and in consultation with representatives from the funder, York and North Yorkshire Combined Authority.

23. Regular Bi-monthly updates have taken place with the Chair of Rufforth Parish Council.

24. Scrutiny were invited to provide comment and feedback in July 2025. Feedback was largely supportive with requests for full consideration of the risks, which will be incorporated into the FBC. There were no formal recommendations for the Executive.

Options Analysis and Evidential Basis

25. Option A - *Progress to Full Business Case, subject to funding from the Combined Authority.*

This option would allow the continued development of the business case, providing greater clarity to the commercial and management case and progress the project to the point of delivery to realise the benefits and mitigate the risks. With grant funding support from the Combined Authority, this work can progress at no cost to the Council.

26. Option B - *Do not progress to Full Business Case*

The Council's role in progressing the business case would come to an end. Other parties may pick-up this work at a future date, but there is an increased risk that the project will not develop and the benefits will not be realised.

Organisational Impact and Implications

27. **Financial**

The OBC proposes a potential financially viable project and recommends the scheme should be progressed to development of a Final Business Case, subject to the availability of appropriate funding, likely from the Energy Generation Accelerator Programme (EGAP). A base project scheme of 5MW over a period of 25 years could achieve net cash inflows for the council of £4m and a NPV of £1.5m. A scheme of this scale could reduce the council's Green Energy Tariff costs of £195k per annum by 50%. The council has received funding of £243,500 to date through the Net Zero Fund, from York and North Yorkshire Combined Authority, to support the development of a SBC and OBC, which does not require match funding to be provided by the council. Grant funding has been incorporated into the currently approved revenue budgets.

The FBC will include financial metrics such as the level of capital investment required the length and cost of borrowing and the level of electricity and income generated. Detailed financial modelling work would be required as the FBC develops and income, capital and operating costs become more certain, along with finer details of how generation income can be secured, as the volatility of energy prices is a key investment decision factor and high risk area.

The financing of the project would need to be considered alongside the capital financing requirements of the council's wider capital programme, considering the availability of any internal and external resources, and borrowings.

28. **Human Resources (HR)**

There are no HR implications contained within this report. Should additional resource be required to progress to full business case this would be established and recruited to in accordance with council policy.

29. **Legal**

Regarding the Net Zero Fund revenue funding of £243,500, a subsidy control assessment has been carried out in relation to the activities undertaken in progressing the project to the Outline Business Case stage. The assessment concluded the revenue funding awarded will not be classed as a controlled subsidy under the Subsidy Control Act 2022 for the following reasons:

a. as between the Combined Authority and the Council, as no economic advantage will be given to the Council because funding will be passed directly to end recipients, with no retention by the Council; and

b. as between the Council and the consultants it procures, as no economic advantage will be given so long as all contracts are procured using processes compliant with current procurement legislation and the Council's Contract Procedure Rules, with contracts being entered into at market prices and on market terms.

Under Section 1 of the Localism Act 2011, a local authority has the power to do anything an individual can do provided it is not prohibited by other legislation. Given the nature of this project, which could ultimately lead to the generation and onward sale of energy and utilities, this would be classed as a discretionary function.

It is noted that new contractual arrangements will be required to facilitate the supply and purchase of electricity for electricity generation income. Further consideration will need to be given to the level of income generation to ensure the Council is complying

with the obligations in the Localism Act 2011 regarding income generation and appropriate delivery models. Guidance will be sought from the council's legal team in assessing the available options and determining the most appropriate delivery model.

Although the Council is the freehold owner of the Harewood Whin site ("the Site"), the Site was leased to Yorwaste on 5th May 2004 and is currently occupied by them. The lease was varied by a deed of surrender of part and variation on 2nd June 2020 ("Yorwaste Lease"). The Yorwaste Lease comprises approximately 229 acres consisting of 4 separate parcels of land, each of which are held on different terms. Therefore, any implementation of the proposed GEP project at Harewood Whin will require negotiations with Yorwaste and may necessitate agreed variations to the Yorwaste Lease, including potentially Yorwaste surrendering or handing back possession of part(s) of the site to the council. Part of the land is sublet to another third party who may need to be included in such negotiations if they remain in occupation.

Legal Services have carried out a preliminary title review of the Site which revealed the following:

- There are various title issues affecting the Site that will need to be resolved prior to commencing the proposed development. For example, part of the Site appears to be unregistered land which the Council may need to register and part of the land is subject to unknown restrictive covenants meaning there is a risk that a third party could object to the proposed development. This could be mitigated by the Council obtaining indemnity insurance for this title defect.

- The Site is subject to various incumbrances (including a public bridleway) that may inhibit the proposed development. If this project is to commence to the next stage then Legal Services will need to be provided with more information about the proposed development in order to advise further as to the implications and any required action.

- There are a number of private rights of way affecting the Site/surrounding roads which need to be reviewed and considered in close detail in order to determine whether or not they are relevant and may affect the proposed use of the site as a solar park.

- A third party is seeking to claim a right of way in respect of part of Tinker Lane.

Further due diligence will be required to address all the matters raised in the preliminary report on title prepared by Legal Services if this project proceeds to full business case. It is also recommended that a full set of searches is undertaken in respect of the Site as part of the preparation of the Full Business Case to ensure all relevant factors are taken into account when deciding whether to proceed with the proposed development.

30. **Procurement**

Procurement will be a main tool used to source the most appropriate supplier to provide technical support to deliver the Full Business Case. All services must be procured via a compliant, open, transparent, and fair process in accordance with the council's internal Contract Procedure Rules and where applicable, the Procurement Act 2023. Creative and innovative ways of procuring will be explored whilst ensuring all relevant legislations are adhered to. The targeted market will be given plenty of time to allow sufficient planning within their business to allow a competitive, quality bid to be put forward for consideration. Within the procurement, there will be a quality and price split with associated weightings to drive quality and efficiencies. All relevant notices such as UK2 and UK4 will be completed and published on the relevant platforms.

31. **Health and Wellbeing**

Public Health support the recommendation to explore the Full Business Case. Green energy production is beneficial for health, as it lowers our reliance on fossil fuels. This initiative aligns with our ongoing efforts to improve air quality locally, and the actions within Air Quality Action Plan (AQAP) 4.

32. **Environment and Climate Action**

The project has the potential to support the Climate Change objectives of the council by creating new renewable energy generation in the city.

33. **Affordability**

There are no known implications of the affordability of energy at this stage, whether there are some additional social value outcomes that could lead to cheaper electricity for specific

communities, as well as the council, will be explored through the SBC.

34. **Equalities and Human Rights**

No direct impacts identified following completion of an Equalities Impact Assessment.

35. **Data Protection and Privacy**

As there is no personal data, special categories of personal data or criminal offence data being processed for this decision, there is no requirement to complete a DPIA. This is evidenced by completion of DPIA screening questions - reference AD-02034.

36. **Communications**

We will incorporate this project into the public narrative of our work around climate change and net zero should the project business case be confirmed. At this early stage, communications support on this should centre around engagement with government and other key delivery stakeholders.

37. **Economy**

The opportunity to develop a renewable energy park on Harewood Whin provides considerable economic opportunity, throughout the supply chain, and within the ongoing operations itself. Although it is too soon to understand the direct impact, one of the considerations for delivery will be the incorporation of the social value outcome framework which includes work and skills opportunities for some of our most deprived communities.

Risks and Mitigations

Funding – Progressing the FBC is dependent on external funding. The Combined Authority's Energy Generation Accelerator Programme has been assessed as a strong strategic fit for supporting the project.

Reputational – The OBC has progressed with support of the MCA through the NZF. A decision not to progress to FBC, could present a future risk to the relationship with the MCA, access to future funding and the reputation of the council. Failure to progress to

FBC may also be perceived as a lack of leadership to tackle the climate emergency.

Market variation – energy markets are susceptible to volatility from external factors. The analysis in the OBC is based on best knowledge and assumptions at the time of writing. However, this can change quickly and any analysis will need to be brought up to date in the FBC. Future projections are also subject to low levels of certainty, but sensitivity analysis has been used to provide confidence in the assumptions.

Resident acceptance – The Rufforth and Knapton area has received several applications for new solar farms. This could create a fear of over production with residents expressing concern. The landfill is seen as a better alternative use for solar PV than surrounding arable land and will have a minimal visual impact.

Technical Support Services – Development of the FBC will require technical support to cover specialist areas of legal, procurement, financial and commercial aspects. Securing the level of expertise required may be challenging in a competitive market but we have strong existing relationships with potential providers. Funding for the FBC must be sufficient to cover these costs.

Grid connection – To secure a grid connection, a G99 application must be submitted to Northern Powergrid. Until the application is submitted (at initial cost of £5k and holding deposit of £25k) the full cost and timescales will not be confirmed. The cost and process of a G99 application will be built into the FBC and financial modelling will be updated based on the outcome.

Wards Impacted

38. All

Contact details

For further information please contact the author of this Decision Report.

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Report approved:	Yes
Date:	03/07/2025

Annexes and Appendices

Annex A: Outline Business Case

Outline Business Case Appendices:

- Appendix A: Annex A_HW Baseline Report
- Appendix B: HW Baseline and Options Review
- Appendix C: HW Financial Models and Cashflow
- Appendix D: HW Financial Models and Sensitivity
- Appendix E: HW Strategic Outline Case
- Appendix F: HW Risk Summary
- Appendix G: (EXEMPT] HW Preliminary Title Review[4]
- Appendix H: HW Supplementary Technical Details
- Appendix I: Ground Investigation Interim Summary

Annex B: Equalities Impact Assessment

[4] This annex is exempt from publication as it identifies personal details and financial information.

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Project: Harewood Whin Green Energy Park

Date: 18/08/25

Title: Outline Business Case Funders Report V4

Executive Summary

1. The Outline Business Case (OBC) progresses the development of a potential Green Energy Park on the former landfill site at Harewood Whin. The objective of the OBC is to assess the project following HM Treasury Green Book guidance[1]; using the 5-case model to define the scope and preferred way forward for the project.

2. The OBC follows the work undertaken in the Strategic Outline Case (SOC), taking the preferred way forward for a solar first phased approach to delivery and builds the strategic, financial, economic, management and commercial case for this preferred option.

3. A GEP is an appropriate use for a closed landfill, with few viable alternatives; turning a maintenance liability into a source of income for the council. The project has the potential to become a local exemplar for other organisations to replicate. This would accelerate the region and UK's net zero transition, creating opportunities to provide employment in local areas and revenue for local authorities.

4. The first phase of the project would be a small-scale solar installation of up to 1MW to supply on site electricity consumption from the site operator's activity. This phase could be financed and installed by Yorwaste directly and satisfy the requirements of the planning approval to progress the scheme within 3 years.

5. A second phase of up to 5MW could be delivered by the council at a capital cost of £5m to £9m. Over a 25-year period, a rate of return (28%) and cashflow (£4m) are achieved, with a lifetime carbon saving of over 5,000tCO_2e. This phase would also replace the need for the council to purchase a green energy tariff with Renewable Energy Guarantees of Origin (REGO) for half of its supply, an additional saving of up to £100k/yr.

6. The viability of phase 2 requires a Smart Export Guarantee (SEG) for sale of the generated electricity. Commercial modelling indicates a break-even tariff price of 8p/kWh with a target price of 10.8p/kWh, in line with the historical average.

[1] https://www.gov.uk/government/publications/the-green-book-appraisal-and-evaluation-in-centralgovernment/the-green-book-2020

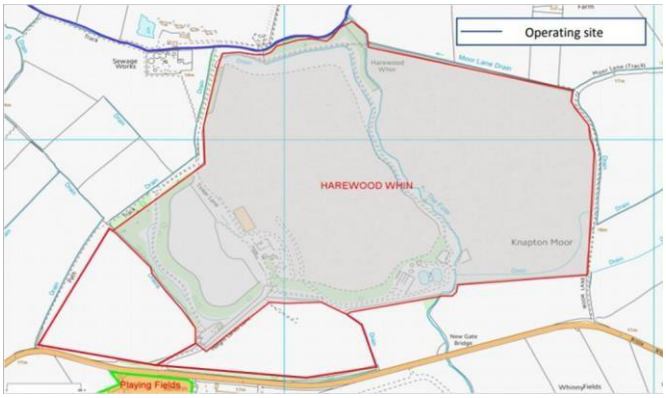
7. Further expansion is dependent on findings from the Full Business Case (FBC). Planning approval currently permits a 16.5MW installation. While future phases could achieve significant environmental and social benefits for the city, the financial modelling would not support scaling to this size under current market conditions and without external grant funding. The FBC should explore this possibility and refresh sensitivity analysis to confirm these findings.

8. External funding should be identified to support the development of the FBC. EGAP has been identified as a potential source, with the project being a good strategic fit with the aims of the fund. Securing capital grant funding of £500k or above significantly improves the financial case for the project. Capital grant funding should be explored as part of the FBC.

9. While the OBC provides sufficient indication to recommend development of FBC, risk and uncertainty remain. The FBC should focus on minimising risks and removing uncertainties. All analysis should be refreshed as market conditions are volatile and assumptions used in the OBC can change.

Section 1: Project Background

10. Harewood Whin is situated to the north of the B1224. The site comprises approximately 82.47ha of land and associated buildings, including a materials recovery facility (MRF), waste transfer station and former landfill that now comprises a series of capped mounds. The site is primarily bordered by agricultural land with the village of Rufforth located approximately 1km to the west, Knapton 2km to the east and the city of York less than 4km to the east. The Foss, a stream, flows through the centre of the site.



11. An initial feasibility study was completed in 2021 to identify opportunities for generating renewable energy at the site. The study, commissioned by Yorwaste and the York & North Yorkshire Local Enterprise Partnership, identified the potential for 28MW of ground mounted solar and complementing energy storage technologies.

12. In February 2024, City of York Council (the Council) approved the initiation of a project to develop a business case for a Green Energy Park (GEP) at the former landfill site at Harewood Whin. Revenue funding of £243,500 had been obtained via the Net Zero Fund, administered by York & North Yorkshire Combined Authority (YNYCA), with the intention of supporting the completion of a Strategic Outline Business Case and an Outline Business Case, no later than July 2025.

13. Planning permission for 16MW received planning permission from City of York Council in March 2025, a reduction on the technical potential of the site to accommodate concerns about glint and glare to the neighbouring airfield.



14. The business case followed the Government's Green Book approach, consisting of three stages:

    Stage 1 – Scoping the scheme and preparing the Strategic Outline Case
    Stage 2 – Planning the scheme and preparing the Outline Business Case
    Stage 3 – Procuring the solution and preparing the Full Business Case

    This document provides the key deliverable for Stage 2. It summarises progress on the scope of the project and the plan ahead. It also satisfies the Council's commitment for the Net Zero Funding from York and North Yorkshire Combined Authority.

15. This OBC covers the 5-case model to demonstrate value for money:
    - Strategic Case – Setting out the case for change, including the rationale for the project, expected outcomes and wider strategic objectives.
    - Financial Case – Cost and revenue potential for the project
    - Economic Case – The total social value of the project compared to business as usual.
    - Commercial Case – Procurement and contractual implications.
    - Management Case – How the project will be managed and delivered

Strategic Outline Case and Options Appraisal

16. Option refinement was carried out throughout the development of the SOC. This process can be summarised as:
    - Stage 1 – Ambition options appraisal
    - Stage 2 – Technological options appraisal
    - Stage 3 – Off-taker options appraisal
    - Stage 4 – Delivery structure options appraisal

17. As part of the review process, the option of direct off-taking at Harewood Whin through the relocation of council operations was removed. This was due to the funding and time constraints of the Net Zero Fund requirements.

18. Based on stakeholder feedback and options analysis, a 'solar first' approach with phased delivery was deemed most appropriate. This would present the simplest route to delivery, while maximising the potential benefits. The OBC takes this option as the preferred way forward.

Section 2: Strategic Case

19. The Harewood Whin GEP project aligns (and could potentially enable) key policies and plans that aim to decarbonise York and North Yorkshire.

UK Government Clean Power 2030 Plan

20. GEP's are likely to play a crucial role in the UK's Clean Power 2030 Plan by integrating multiple renewable energy sources and advanced technologies. These parks can centralise the production of clean energy, potentially combining solar farms, onshore wind turbines, battery storage systems, and green hydrogen generation facilities. This integrated approach aims to ensure a continuous and reliable supply of renewable energy, even when individual sources are less productive. Solar farms within these parks could generate substantial amounts of electricity, while onshore wind turbines could harness wind energy to provide a steady power supply. The inclusion of advanced battery storage systems could also allow excess energy generated from solar and wind to be stored and used during periods of low generation, thereby stabilising the grid and reducing the need for fossil fuel backup.

21. Economically, the development and operation of GEP's could create jobs in construction, maintenance, and research, boosting the local economy and attracting investment. Environmentally, these parks will significantly reduce carbon emissions, helping the UK meet its net zero targets by 2030. The government is supporting these initiatives through policies and incentives, including subsidies, tax breaks, and grants, encouraging public-private partnerships to drive innovation and investment.

22. £40 billion is expected to be invested in the grid (generation and transmission assets) each year from 2025 to 2030, with the aim of nearly doubling the grids capacity and enabling projects like Harewood Whin to connect to the grid. Overall, GEP's could be instrumental in transforming the UK's energy landscape, ensuring a sustainable, secure, and economically beneficial transition to clean power by 2030.

City of York Council Plan 2023-2027

23. The Council Plan adopted in September 2023 identifies 'Cutting carbon, enhancing the environment for future generations' as one of the council's key priorities. Increasing sources of renewable energy is central to achieving this priority. The Council Plan identifies "A fair, thriving, green economy for all" as another of the council's key priorities. The design, development, planning, and construction services required to deliver a GEP will provide an opportunity to return benefits to the local economy and develop the local supply chain capabilities.

York Climate Change Strategy 2022-2032

24. The Council declared a climate emergency in March 2019 and set the ambition for York to be net zero carbon by 2030. To achieve this ambition, the council's

net zero pathway requires a significant reduction in emissions across heating, transport, and energy systems. In order to decarbonise the local electricity system in York, additional renewable generation capacity will be required.

25. In 2018, the City's greenhouse gas emissions totalled 936 $ktCO_2e$, with the majority of emissions sourced from buildings (61.9%) and transport (27.9%). Energy is therefore a key part of the decarbonisation journey, sourcing energy that fuels buildings from renewable sources and switching to electric vehicles (EV's) for fleet and public transport. In order to meet the net zero carbon pathway, emissions in York will have reduced by 88% from 2005 levels, to 196 $ktCO_2e$ by 2030.

26. Increasing local renewable generation capacity across York is a key priority within the council's Climate Change Strategy (in support of objective 7.1). Battery energy storage could also potentially be delivered on site as part of the project supporting the council to improve energy flexibility and storage (in support of objective 7.2). Finally, there are a range of potential community benefits that this project could support including the provision of a community benefit fund and/or part community ownership of the asset (in support of objective 7.3).

27. To enhance any carbon savings, opportunities to generate additional carbon sequestration will be considered in the project development stage (in support of objectives 6.1 and 6.2). Carbon sequestration could, for example, be achieved through the planting of trees and hedgerows on the site.

North Yorkshire & City of York – LAEP & Zoning Technical Consultancy

28. The City of York Local Area Energy Plan (LAEP) estimates that 1GW of local renewable generation will be required to decarbonise the city's energy system. Currently, the City of York has a local renewable energy generation capacity of 23.5MW. To meet York's growing electricity demand and transition towards net zero, a drive towards increasing local renewable energy generation capacity is urgently required.

29. The former landfill site at Harewood Whin was identified within the LAEP as a suitable site for large-scale renewable energy generation. The proposed GEP could provide additional renewable capacity in York, and support York's transition to a low-carbon energy system.

30. The LAEP identifies Acomb to Rufforth as a "focus zone", an area where delivery of the plan should be prioritised. This area would include the landfill site at Harewood Whin which is between Acomb and Rufforth. The area has been identified as a focus zone because of high levels of fuel poverty, increasing the potential value of building fabric and heating improvements. For this reason, a District Heat Network (DHN) is suggested for the zone, even in the low ambition scenario. If this zone was built to connect both Acomb and Rufforth it would pass by the landfill site, providing an opportunity for it to be repurposed as an energy centre, generating low-carbon heat using heat

pumps and the solar PV. However, it's unlikely that Acomb and Rufforth would be grouped together in a network like this, as the distance between them without any heat demand would significantly reduce the Linear Heat Density of a potentially network which is a key high-level indicator of commercial viability. After the completion of the LAEP the Department for Energy Security and Net Zero (DESNZ) and City of York Council created heat network zoning studies on York as a part of the Zoning Technical Consultant (ZTC) UK wide studies. This study again identified parts of Rufforth as being a part of a zone where district heating could be viable, but didn't extend the zone to include Rufforth, likely because the impact it would have on linear heat density. With the zone remaining in Acomb only, heat generated at Harewood Whin would need to be transported at least 3km under the B1224 to connect.

31. In the hydrogen section of the report, Hazel Court is identified as a candidate for hydrogen heating in the 2030 - 2040s, as it is in an area of industrial uses that may require hydrogen as a heat source for high temperature processes in the coming decades. It may make financial sense for buildings in these industrial areas to be heated by hydrogen, as it would avoid the need for air source heat pump installation at the constrained space at Hazel Court.

Minerals and Waste Joint Plan

32. The plan contains planning policies to support North Yorkshire County Council, City of York Council, and the North York Moors National Park Authority to take decisions about matters such as where, when, and how minerals and waste developments should be planned and controlled up to 31 December 2030. The Harewood Whin site is listed as an allocated site for ongoing waste management over the plan period within the Joint Plan. The GEP proposal will not change the current functionality of the Harewood Whin site; it will continue to operate as a capped landfill and the proposed technology options discussed in the report are considered a complementary use.

Site & Grid Context

33. The Harewood Whin site is located to the west of York City on a rural grid network which is constrained for new generation. The network heatmap for electricity generation for the region has been reviewed against the existing sub-stations and shows as 'red' for the entire area, which means the grid is currently constrained for new connections.

34. Securing a viable grid connection agreement will be an important requirement for the project to enable export and potential import of electricity to and from the Harewood Whin.

35. Connection applications have been made by Yorwaste as part of their analysis for installing renewables energy. The results show a high price for connection to Poppleton. The timescales provided are shorter than those provide by NPG in recent consultation in November 2024. Yorwaste has had accepted G99 connection offers to connect to two meter points on their site for smaller arrays.

36. As of January 2025, The National Energy System Operator (Neso) has paused connections to the grid, with the aim of using the time to overhaul application rules that have allowed a surge of unfunded project proposals to join the queue, blocking the progress of legitimate green investments. Following the pause in grid connections, energy projects will be able to apply for a grid connection only during designated windows through the year and will be required to meet key progress milestones to keep their place, including proof of funding and prioritisation of green technologies. This may serve to progress viable projects such as the one at Harewood Whin and reduce timescales for connection.

37. Solar2 limited applied for planning permission for a 50MW solar farm in March 2023 directly adjacent to Harewood Whin. The application was approved in September 2024, despite negative responses from local Parish councils and residents due to visual impact and use of farmland. The development has received planning application approval and a grid connection offer (approximately 40MW). The developers have also been successful in Feed in Tariff Contract for Difference (CfD) auction and received support for 32 MW at a strike price of £50.07/MW which was outlined as around £74/MW in today's prices (as the strike price is based on 2012 prices). Due to constraints, the site is potentially able to deliver less output than the grid capacity that has been awarded. The developers have outlined that they plan to have the solar farm connected to the grid by August 2026.

38. A potential risk is that Solar2 has taken the substation generation capacity which would otherwise be used by Harewood Whin, so network reinforcement will be required to connect both solar farms to the grid. As it is being developed by commercial developers they are able to move the project on quickly from stage to stage

39. As the grid connection offer is higher than Solar2 is able to generate with current plans, a potential opportunity exists to utilise this capacity for Harewood Whin. There are three potential options where this can be undertaken:
    - Solar2 develops additional solar capacity on Harewood Whin land and pays rental agreement for use of the space. Solar2 outlined that they would have no theoretical objection developing on a landfill site as opposed to a less complex greenfield site, if there was a commercial return.
    - The council develops a solar array on Harewood Whin land and uses the additional connection available to Solar2 and supplies Solar2 with additional power to export to the grid
    - An IDNO is used by both parties and supports the development of the grid connection

Ground Investigation

40. A Preliminary Ground Investigation (GI) Report has been undertaken to inform the solar array foundation options. The recommendations are based on findings from the works completed to date as the geotechnical laboratory results are still to be finalised. The GI investigation observed the composition and thickness of

the landfill cap and cover materials, and a process for geotechnical and geo-environmental sample recovery for laboratory testing. Light-Weight Deflectometer (LWD) in-situ testing has been undertaken to measure bearing capacity across the site, the results of which will be interpreted alongside the geotechnical laboratory testing data when available.

41. A full assessment of foundation solutions will be undertaken once geotechnical data results are made available; however, it is considered unlikely that the Environment Agency will allow any piling (or other construction activity) that disturbs the engineered landfill cap (piles typically driven to depths of approximately 1.8 m BGL). Given that the depth to the clay cap was observed to be between 0.2 and 0.8 m BGL, surface mounted solutions may be required to avoid breaching the cap.

42. Given the nature of the site development (solar photovoltaics) and surface mounted foundation solution, the geo-environmental risks are considered to be low as viable source-pathway receptor linkages will not exist at the site post construction.

Council Context

43. At the outset of the project, the council identified the following objectives:
    - Redevelop the former landfill site at Harewood Whin into a Green Energy Park (GEP) consisting of large-scale renewable energy generation and low-carbon services.
    - Consider opportunities to develop a new council depot on site as a potential offtake of electricity generated by the Green Energy Park (GEP).
    - Ensure that the Green Energy Park (GEP) development is commercially viable, affordable, and generates a return on investment over the lifetime of the project.
    - Strengthen engagement with residents, communities, and other key stakeholders throughout the project's development.
    - Deliver biodiversity enhancements on site as part of the development, with a minimum of at least 10% BNG achieved by project completion.

44. During development of the Business Case, a decision was taken to remove any further review for a direct 'off-taking' opportunity through relocation of council depot operations to the Harewood Whin site, as described in paragraph 17.

45. With the nature of this project potentially leading to the generation and sale of energy, the project is classed as a discretionary function for the council, above and beyond mandatory council services. There are, however, significant additional potential benefits to the council and York. These include:
    - Increased revenue through the sale of electricity
    - Demonstrating civic leadership towards achieving our climate change ambitions
    - Reduced energy costs
    - Reduce carbon emissions
    - Repurpose unutilised land

- Provide a demonstrator for similar transformative projects
- Establish a Community Energy Fund to support community initiatives
- Contribute to a pipeline of investible net zero projects

Section 3: Financial Case

46. The Table below provides a summary of the scenarios that have been assessed as part of the financial modelling in the OBC, based on the National Wealth Fund borrowing cost at 5.4%.

Criteria	0.5 MW	5 MW	10 MW	28 MW
Size (kWp)	500	5,000	10,000	28,000
Cost of Capital + interest (including grid connection)	706,943	8,870,579	16,580,522	45,762,241
Grid connection cost	1,370	1,100,000	2,000,000	8,000,000
Opex (total over 25 years)	297,845	2,978,455	5,956,910	16,679,348
Annual generation (kWh/yr)	492,886	4,629,605	9,222,480	25,679,832
Income	1,945,494	15,924,799	22,621,403	62,988,890
Cash Flow (25 years)	940,706	4,075,765	842,666	547,301
RoI (25 years)	110%	28%	-8%	-10%
NPV	469,538	1,493,231	-823,455	-2,869,992
Lifetime Carbon Savings (tCO_2e)	583	5,295	10,546	29,378

47. The best return is seen from the Phase 1 (using or selling power directly on site). This is because it replaces the full cost of grid supplied electricity at Harewood Whin. This option would satisfy the planning obligation to start work within 3 years.

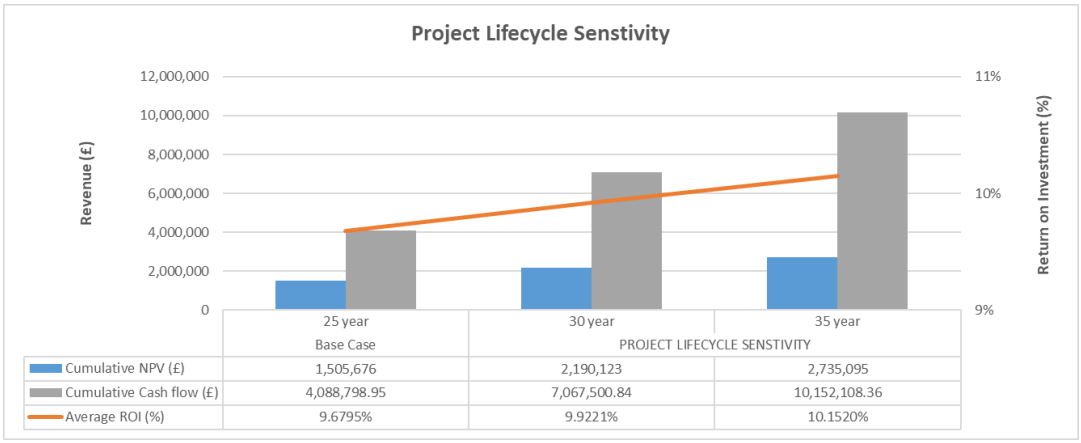
48. Income from all other options rely on the market benefits of selling electricity either to the grid or other electricity consumers. Under these scenarios, prices are typically lower and less certain over the long term.

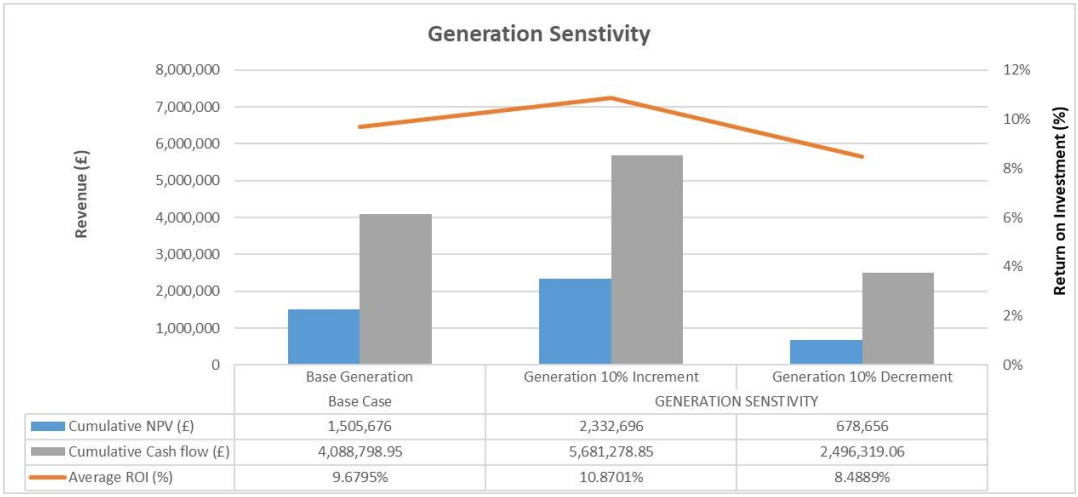
49. The analysis shows the next best option is to build a <5MW array and sell electricity to the grid. The sale price is likely to be a higher rate than other market options. Scaling the next phase to a 5MW array provides the flexibility to choose this market route or alternative options should they become more attractive.

50. There is a potential to increase the internal rate of return (IRR) if the project is live for 35 years. This is due to the increased income over this period and will offset any additional replacement costs, such as inverters, that would need replacing during this time
51. Solar2 has the potential to enable power to be sold to Poppleton substation without the need of a further grid connection to Harewood Whin. Avoiding these grid connection costs could significantly improve the financial case for an array of 10MW.

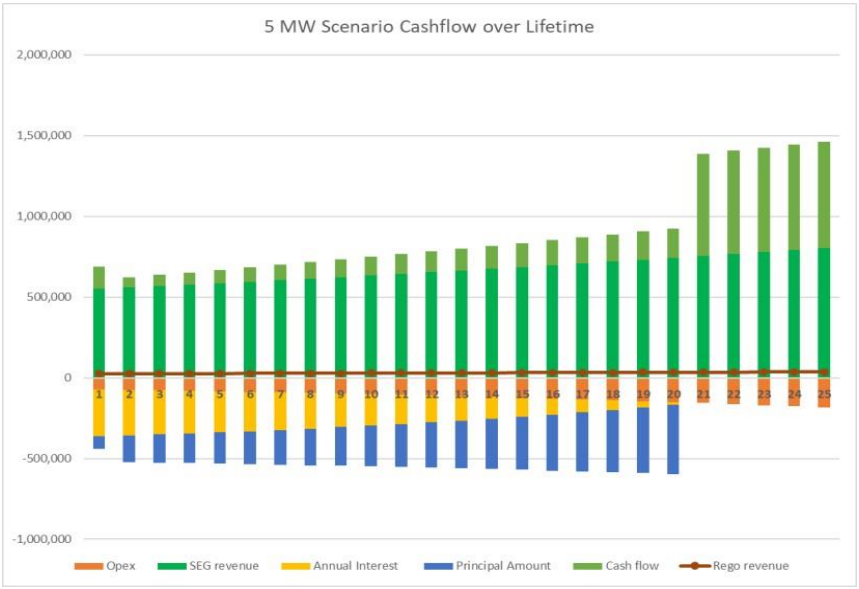
52. Economies of scale are seen in the cost of developing solar arrays. A balance should be found between developing small arrays quickly and allowing for advancement in technology over larger arrays in the long term that would be more cost effective to build.

53. Additional financial modelling was carried out to test the scenarios against different sensitivities. The table below models different lifetime scenarios and has indicated that the preferred scheme would provide a positive net present value (NPV), cash flow and return on investment (ROI) under 23, 30 and 35year scenarios; and with a 10% tolerance on expected generation.

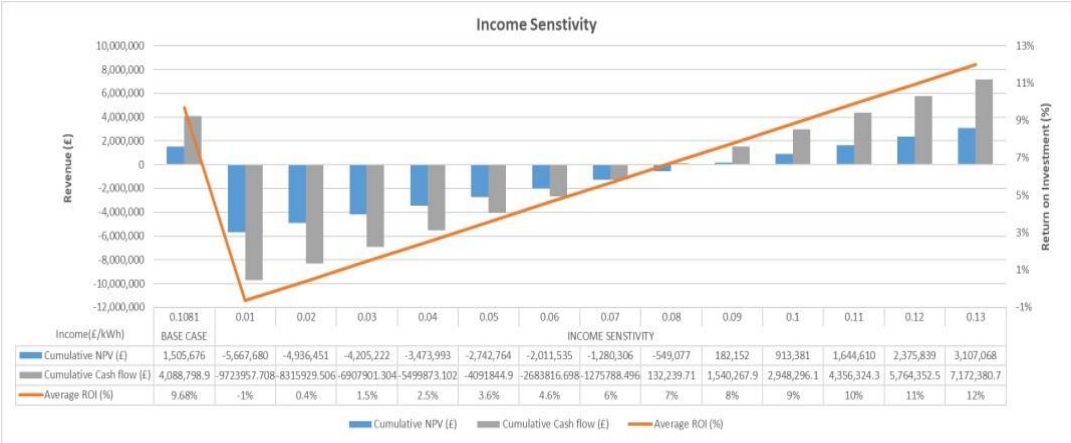




54. Cashflow was also modelled over a 25-year lifetime and with a 10% tolerance on expected generation.



55. Income sensitivity analysis has been undertaken on income assumptions, evaluating a range of tariff values from £0.01/kWh to £0.13/kWh.



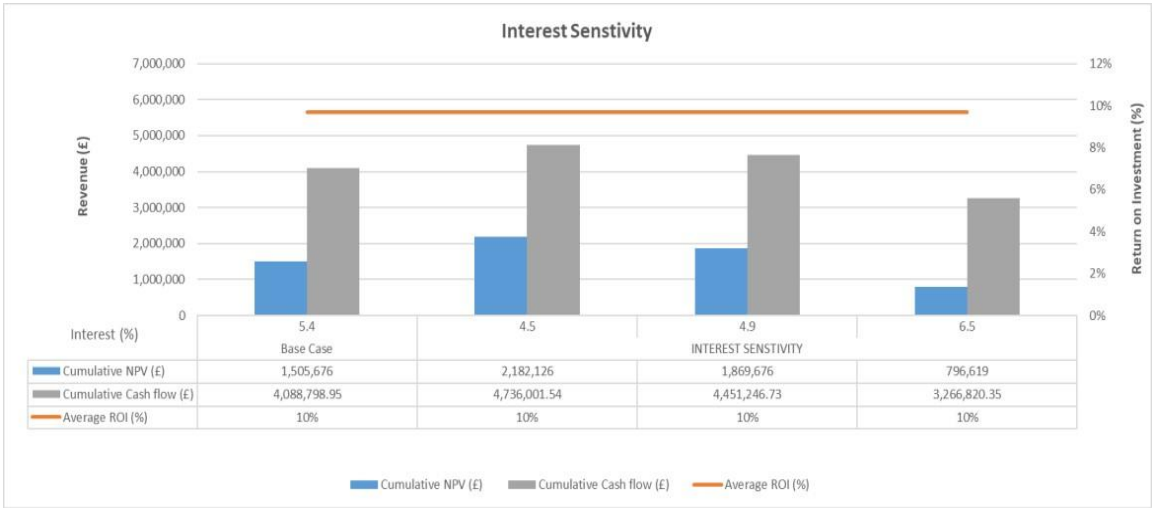
Income(£/kWh)	0.1081 BASE CASE	0.01	0.02	0.03	0.04	0.05	0.06	0.07	0.08	0.09	0.1	0.11	0.12	0.13
		INCOME SENSTIVITY												
Cumulative NPV (£)	1,505,676	-5,667,680	-4,936,451	-4,205,222	-3,473,993	-2,742,764	-2,011,535	-1,280,306	-549,077	182,152	913,381	1,644,610	2,375,839	3,107,068
Cumulative Cash flow (£)	4,088,798.9	-9723957.708	-8315929.506	-6907901.304	-5499873.102	-4091844.9	-2683816.698	-1275788.496	132,239.71	1,540,267.9	2,948,296.1	4,356,324.3	5,764,352.5	7,172,380.7
Average ROI (%)	9.68%	-1%	0.4%	1.5%	2.5%	3.6%	4.6%	6%	7%	8%	9%	10%	11%	12%

56. This analysis shows that the break-even point for the project is a sale price of 8p/kWh. The target price for the project is 10.8p/kWh.

57. Delivery of a Phase 1 scheme up to 5MW of solar could achieve cashflow of in excess of £7m over a 30-year timescale, with a net present value (NPV) in excess of £2m. Further phases up to 10MW could add an additional £10m of cashflow to the council.

58. The financial analysis provides confidence that the phased approach can be self-financing with 100% debt, with scenarios modelled using example borrowing costs supplied by the National Wealth Fund (Formerly UK Investment Bank). They operate at gilt rate plus margin of 0.4%. With the recent tariff related economic turbulence, this rate is currently high, at 5.4%. If this rate reduces, significant financial benefits can be achieved.

59. To understand the impact of interest rate fluctuations on key financial model parameters, we conducted a sensitivity analysis using interest rates of 4.5%, 4.9%, and 6.5%. These scenarios were compared against the base case assumption of 5.4%

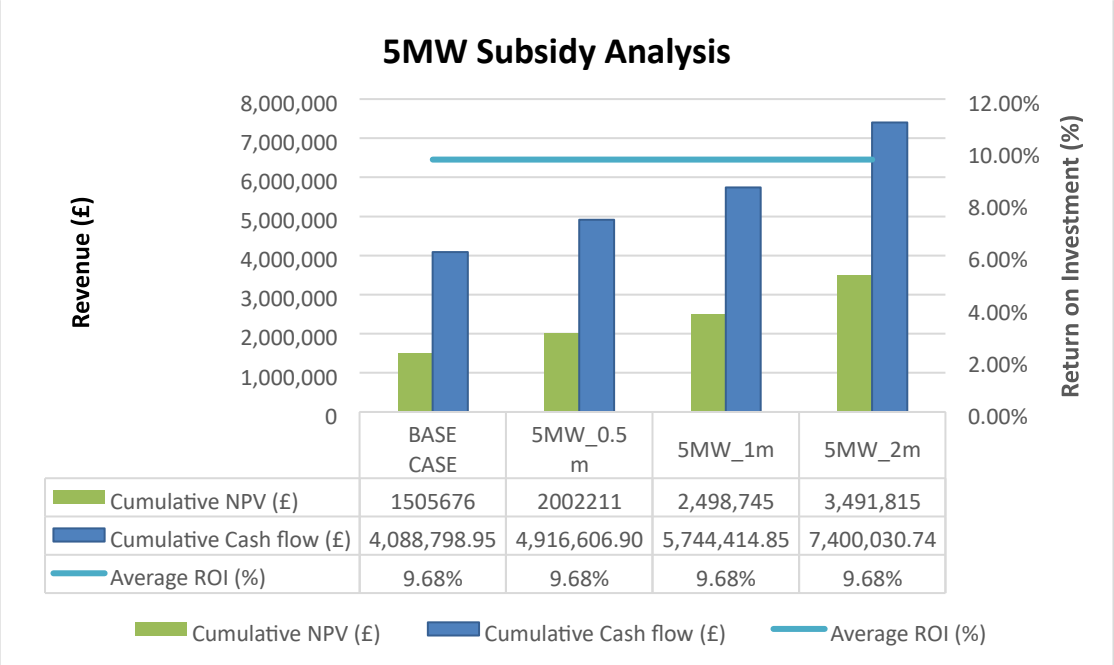


Interest (%)	5.4 Base Case	4.5	4.9	6.5
		INTEREST SENSTIVITY		
Cumulative NPV (£)	1,505,676	2,182,126	1,869,676	796,619
Cumulative Cash flow (£)	4,088,798.95	4,736,001.54	4,451,246.73	3,266,820.35
Average ROI (%)	10%	10%	10%	10%

60. Timing and fixing any capital costs of borrowing will be a significant success factor for the project. Alternative borrowing approaches are also under review. Public Works Loans are currently more expensive than the National Wealth Fund and Abundance Climate Change Bonds have also been explored.

61. The financial model is sensitive to the Capex, especially when 100% of cost is to be borrowed from a loan provider, as this option will require the council to repay the principal capital alongside the interest rates. Therefore, any amount of interest free grant funding would impact on the overall business case viability and derisk the project given the uncertainty of the income stream.

62. The graph below presents the outputs of the three modelled scenarios with different intervention rates for the 5MWp solar farm. The Base Case does not include for any external funding, and it models the cashflow based on the 100% capital outlay being financed from a loan. A £0.5m grant intervention would increase cumulative cashflow from £4m to almost £5m over the lifespan of the project (almost double the initial investment). Similarly, a higher intervention rate of £1m will increase the cumulative cashflow to £5.7m. Finally, a 47% grant intervention rate, equivalent to £2m, would impact positively on the 25-year cashflow, increasing to £7.4m, which is £3.5m higher than the baseline case.



63. A relatively small cash injection of £500k could almost double in value. This is due to the lower amount of principle loan repayment and its associated interest rate. As part of the Full Business Case, opportunities to access grant funding or provide initial equity into the development should be maximised to help de-risk the project and lead to improved levels of returns.

Section 4: Economic Case

64. Income to the project can initially be generated through the Smart Export Guarantee Scheme (SEG)[2] or via Power Purchase Agreements (PPA). The SEG scheme provides a beneficial income return for small energy generators up to 5MW. As an example, current income rates are in excess of 10p per kWh via the SEG route, versus rates of 7.5p per kWh achieved through normal, such as via the council's existing electricity provider, or through separate contracting arrangements.

65. 5MW of electricity generation is approximately 50% of the Councils annual generation, while 10MW of generation would see the council achieve a position of generating all of our onsite electricity consumption. While we are unable to directly connect the generation to consumption through private wire, a PPA would allow the council to provide electricity to itself through a sleeving arrangement. This, however, is likely to reduce income as a fee will be paid to the wholesale provider.

66. The OBC, therefore, recommends initial use of the SEG. As the operation of the solar installation matures, exploration of PPA may provide a lower income but with greater long-term security. As the generation of the site increases, and eventually exceeds the council's annual electricity consumption, a 'sleeved' PPA option may offer additional strategic benefits.

67. The electricity income market is complex and other council operators have confirmed that they have initially started out with simplified tariff arrangements, which have subsequently evolved over time. Greater certainty of the income mechanism and expected value should be prioritised as part of the Full Business Case.

68. Beyond 10MW, generation will exceed the current levels of council electricity consumption. This additional generation can be used to offset emissions associated with heating and fleet, providing a viable pathway to net zero for all council operations.

69. There are wider indirect benefits achieved through civic leadership to deliver renewable energy. The council can use the project as a demonstrator for scale-up and replication in other areas of the region and country, supporting the wider drive towards net zero.

70. York becomes an exemplar, with the council taking an active leadership role in making the transition to net zero.

71. A summary of the wider social value is presented in the table below:

[2] https://www.ofgem.gov.uk/environmental-and-social-schemes/smart-export-guaranteeseg#:~:text=About%20the%20Smart%20Export%20Guarantee%20(SEG)&text=The%20SEG%20requires%20some%20electricity,providing%20certain%20criteria%20are%20met.

CATEGORY	BENEFIT	BENEFIT DESCRIPTION	PROJECT ACTION	NARRATIVE
Equity & Social	Energy Transition	Create fairer society and implement localised green transition	Install renewable technology	Renewable generation provides climate change adaptation
Resilience (energy)	Enhance energy resilience and security of supply	Energy projects provide local electricity generation	Grid connected solar farm	Energy generation within the local authority boundary will supply green electricity
Resilience (ecology)	Enhance ecological resilience and biodiversity	Solar farms can provide opportunity for local environmental enhancements through planning management and operation	Wildflower meadow creation	Landfill sites can be seeded with wildflowers to protect and improve plant pollinator diversity
Economic opportunity and job creation	Create local jobs and training	Creating opportunities to provide employment in a local area	Job opportunities arising from the construction and management	Main contractors can employ local labour and skilled workers for the design, construction and management
Net Zero	Reduce carbon emissions	Reducing carbon emissions through active changes to energy generation, supply and demand management	Design, build, operation & management of a solar farm	Total installed capacity of ground mounted solar farm

Section 5: Management Case

72. Revenue funding was secured from the Net Zero Fund to complete the OBC at no cost to the council. This funding provided a project manager and specialised technical support to the project. At the time of writing, no additional funding is as yet confirmed to progress the project to FBC.

73. The York and North Yorkshire Combined Authority's Energy Generation Accelerator Programme (EGAP) is part of the Carbon Negative Challenge Fund. This programme has been pulled together to enhance York and North Yorkshire's transition to renewable energy. This is a key part of national governments objective to reach a net zero grid and is also one of the region's growth priorities. The intention is to prepare the region for additional funding opportunities that may arise from central government, a strategic energy partnership or other funding opportunities. A strand of EGAP intends to deliver feasibility and business cases in the region for new renewable generation. The Harewood Whin GEP would appear an ideal fit for this programme and should be considered for funding to develop the FBC.

74. Potential sources of capital funding have yet to be explored. This is not required to progress the project to FBC, but should be considered as part of the next phase. A Capital grant contribution would significantly improve the financial returns for the project, reducing the level of interest paid versus 100% borrowing.

75. If the project is successful, revenue generated could be reused to support similar projects in the future, creating a revolving fund to achieve net zero.

76. Several delivery options have been considered as part of the OBC, with varying risk and reward profiles. This section demonstrates the different routes to delivery, with further refinement required as part of the FBC.

    - **Own/Develop/Maintain and Operate** – Take the project through entire lifecycle from feasibility to operation and maintenance. It can include financing and subcontract arrangements. In this option the council retain all project benefits but also accept all risks

    - **Sell after construction** – Take the project through planning and development and then sell the asset. This would generate short-term revenue, with reduced long-term risks but also reduced long-term benefits.

    - **Sell before construction** – With the necessary planning and permits to an investor to then develop, agreeing commercial arrangements for Council returns. This presents a lower risk option with short-term revenue but also significantly reduced benefits.

    - **Lease the land** – to a private sector operator. This presents a very low risk option with long-term revenue but also significantly reduced benefits.

77. The chosen delivery route be influenced by a number of factors:
    - **Financing:** Ability of the council to finance the project. Consideration should be given to council or Government funding with an option to gain third-party financial investment or split the capital investment through a Joint Venture (JV).
    - **Experience and/or Capacity:** The level of experience the council has in delivering, tendering and partnering with other entities. LAs typically subcontract to an engineering, procurement and construction (EPC) provider or subcontract elements of the project. It is typical for this type of project to appoint a Client Engineer consultant to guide the Authority through the process.
    - **Risk:** Determine the level of risk that the council is comfortable with for the project. Risks are associated with financials, development, market and regulatory aspects, with risk generally being largest at the beginning of the project and reduce in latter stages. This adds project or contractual complexity.
    - **Benefits:** The relative significance and desired ownership over certain project benefits may influence the preferred delivery route.

78. Project management and delivery can be simplified through the phased approach:

    1. Phase One - Yorwaste solar project

    Installing up to 1MW of solar to support Yorwaste's operations on site. The council will work collaboratively with Yorwaste to agree revised conditions of the lease to enable these works to take place. It should be noted that at this point, it would be prudent to cover the possibility of the wider solar scheme and the potential implications for the lease in the future.

    2. Phase Two – Council installs a solar installation up to 5MW

    Limited installed capacity to below 5MW as the SEG scheme provides a beneficial income return for small energy generators up to this threshold. Grid connection cost and timing is also more beneficial on schemes up to 5MW. Schemes under 5MW do not require National Grid approval, significantly reducing the wait time for a grid connection to less than two years. Larger schemes typically require a lead time in excess of 5 years.

    Connections up to 10MW can be made at Gale Lane substation, rather than the larger substation at Poppleton, which we know has a long waiting list for connections for other large solar installations.

    A 5MW array reduces the risk exposure by limiting borrowing levels to approximately £5-£6m. Limiting the initial size and scope of the installation provides the opportunity for the council to operate as a small energy generator, with the benefit of increasing learning and experience in the market before expanding operations.

3. Phase Three – Additional installation up to 10MW

This phase would see the installation of an additional 5MW to 10MW, with revenue generated through SEG, Solar2 and/or PPA. Economies of scale with grid connection and installation costs might possible at phase.

4. Phase Four – Potential to exceed existing planning permission approval for an additional 12MW solar (28MW total)

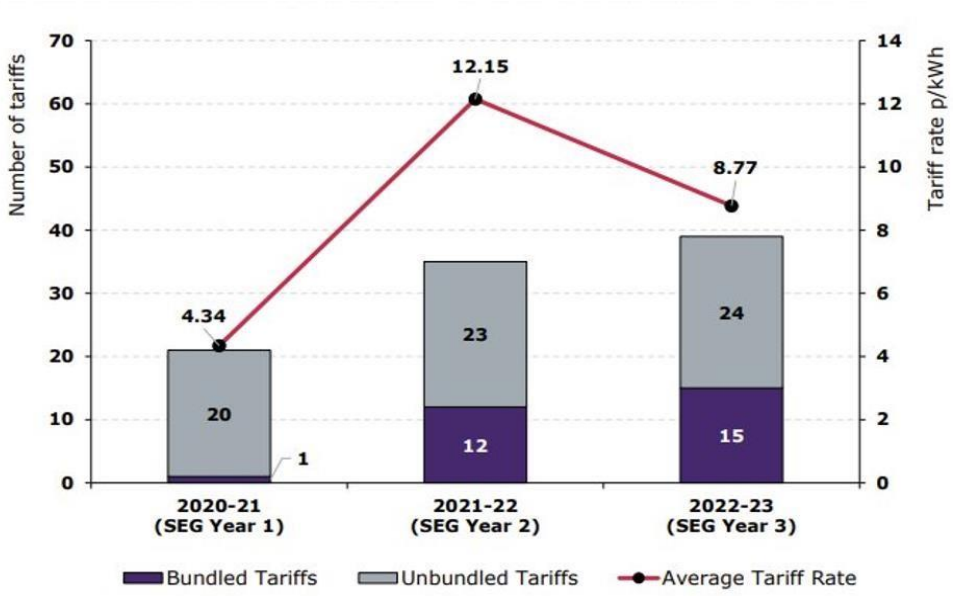
Maximising the full technical solar capacity potential of the site, exploring other renewable technology and off-taking opportunities and complementing storage technologies.



Section 6: Commercial Case

79. The council currently pays an additional amount of £195K per year for a Green Energy Tariff on top of standard electricity prices. The Green Tariff allows the council to offset electricity use for emissions reporting. Approximately half of this cost would be saved with a 5MW scheme, and all of this cost could be avoided with a 10MW scheme (as we demonstrate that at this point, we are producing enough renewable energy to offset the council's annual electricity consumption). This is based on the current contracted price for Renewable Energy Guarantees of Origin (REGO), which could reduce when the next electricity contract is negotiated in March 2027. At the point of generation, the council will have the option to sell REGO certificates, or 'retire' them towards its own emissions reporting. At present, the potential cost saving would be higher if the REGO is retired.

80. SEG and PPA rates are normally secured at the point that generation is ready. This means that all investment has already been made on solar installation and grid connection. The cashflow sensitivity analysis had set a target rate of 10.8p/kWh as realistically achievable for the scheme, with a breakeven point modelled at 8p/kWh. Historically, the average SEG tariff rate has fluctuated from 4.34p/kWh in Year 1 to 12.15p/kWh in Year 2 and then returning to 8.77p/kWh in Year 3[3]. Based on this information, the assumed average rate used in the OBC modelling for the year 2024-25 has been set at 10.81p. Securing a SEG contract price is a crucial stage in the development of the FBC.



81. SEG contracts are typically 12 months in duration, so risk remains over a 30year term. There are possible ways to mitigate this and fix the rate at the outset e.g. through energy auctions to agree an up-front 'strike price'. These can be complex and often achieve a lower price than non-fixed SEG contracts.

82. The council currently pay 9p/kWh as a commodity price through the existing energy contract with NPower. This means the SEG income target is higher

[3] Smart Export Guarantee (SEG) Annual Report

than currently paid for the basic energy commodity price. However, the actual cost paid to NPower is 26p/kWh, which includes additional charges for metering costs, broker costs, climate change levy and an additional 1.25p/kWh for the green energy tariff.

83. Carbon pricing should benefit renewable installations as generators are forced to pay higher environmental levies for energy generation from fossil fuels. This is driven from policies such as the UK's Carbon Price Support (CPS) mechanism, which is a carbon tax on fossil fuels used for electricity generation, designed to encourage a shift towards lower-carbon energy sources.

84. The UK is currently undergoing significant electricity market reform. This is a multi-stranded process to modernise the electricity system to ensure a secure, low-carbon, and affordable energy supply. It includes mechanisms such as the Capacity Market and Contracts for Difference. This is a complex set of policies, but could provide further benefit to reduce volatility of market pricing amongst other things. These revenue opportunities should be developed as part of the FBC.

85. The cashflow modelling and commercial assumptions provided in this document evidence the position based on current information/energy markets. These should be refreshed as part of the FBC.

86. It is difficult to approach and involve potential suppliers directly at this stage of the scheme. However, technical advice at the OBC phase has provided industry supported information, which provides confidence in the approach and costs. Within the initial financial modelling a conservative approach has been taken to minimise optimism bias.

87. Procurement will be a main tool used to source the most appropriate supplier to provide technical support to deliver the FBC and subsequent supplier or delivery partner for the capital scheme. All services must be procured via a compliant, open, transparent, and fair process in accordance with the council’s internal Contract Procedure Rules (CPR) and where applicable, the Procurement Act 2023. Creative and innovative ways of procuring will be explored whilst ensuring all relevant legislations are adhered to. The targeted market will be given plenty of time to allow sufficient planning within their business to allow a competitive, quality bid to be put forward for consideration. Within the procurement, there will be a quality and price split with associated weightings to drive quality and efficiencies. All relevant notices, such as UK2 and UK4, will be completed and published on the relevant platforms.

88. Whilst the procurement route has not yet been identified, the Commercial Procurement Team, along with the project team, will discuss requirements and outcomes internally for a procurement strategy to then be created and implemented. The strategy will outline market trends, available procurement routes, advantages, and disadvantages and a recommend route to market.

Section 7: Project Risks and Uncertainties

89. Electricity Income Generation Rate – Securing the actual tariff is both complex and difficult to achieve before investing in the solar infrastructure. There is no guarantee that the rate achieved will be sufficient and no guarantee how long or for how many years over the 30-year period that the target rate is achieved. This is not a passive strategy and active ongoing electricity contract management is required to mitigate this risk.

90. Grid Connection – Costs remain estimates. A grid connection request needs to be submitted before full costs and timings can be provided. The application should be submitted as part of the FBC at an approximate cost of £5K and also requiring a deposit of £25k to secure the quote within 90 days of receipt.

91. Borrowing Approach –The OBC has been modelled with all borrowing independent to the council's treasury approach. The exact source and cost of borrowing should be finalised as part of the FBC.

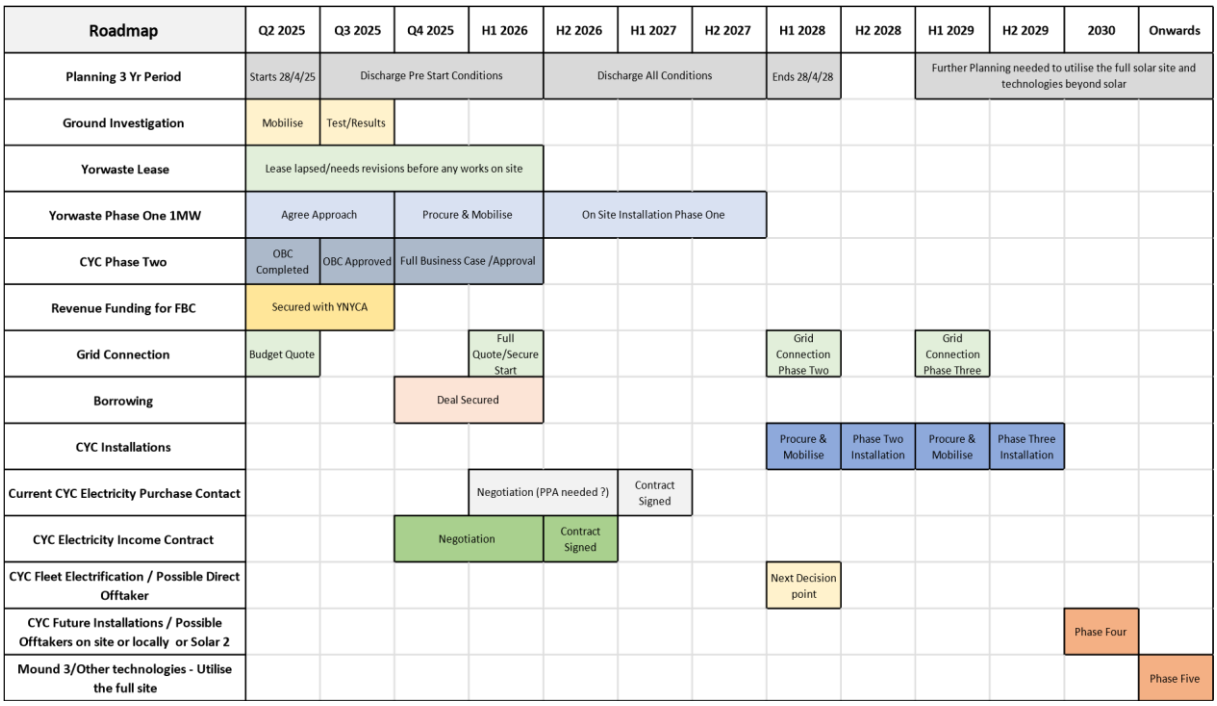
92. Capital costs – Exact costs will only be known following a competitive tender process. This should be achieved during the FBC with early market engagement recommended.

93. Estimated benefits – The performance of solar installations can reduce over time and towards the end of life, therefore financial sensitivity analysis should be re-run based on the technologies available at the time. Ongoing and effective operation and maintenance of the installation throughout its operating life will mitigate this risk.

Section 8: Next Steps

94. The following next steps are recommended:

- Approval for the preferred way forward of a phased solar-first project and progress to FBC. The FBC will progress the project viability by testing assumptions, removing uncertainty and derisking the project.
- Secure funding to deliver the FBC and associated works.
- Allocate Project Management resource and assess technical support requirements.
- Consider project implications in in upcoming contract energy supply contract negotiations with Yorkshire Purchasing Organisation (YPO).
- Undertake a full assessment of foundation solutions once geotechnical data results are made available.
- Co-ordinate any onsite phase 1 activity with Yorwaste**.** Supporting this phase and ensuring it aligns to the wider ambition for the site will avoid potential issues in later phases. The lease with Yorwaste will need to be revisited and concluded.
- Discharge pre-start planning conditions as required. Yorwaste have presented a preliminary set of costs in the region of £10K to discharge pre-start conditions.
- Enter into negotiations with Solar2 for potential future shared network connections and/or off-taking opportunities.
- A communications and engagement strategy should be prepared for the project.
- Identify sources of capital funding as part of the FBC.
- Review ongoing legal issues on the site, including access requirements to the 'Gun Club' and potentially for onward access to the nearby Solar2 site.
- Agree on the operational and commercial approach to delivery and make arrangements for the project delivery phase as part of the FBC.



Section 9: Conclusion

95. The OBC progresses the development of a potential GEP at the former landfill site of Harewood Whin. It builds on the techno-economic feasibility study and SOC, taking the preferred way forward for a solar first phased approach to delivery and builds the strategic, financial, economic, management and commercial case for this preferred option.

96. The project aligns with local, regional and national strategic priorities to increase local renewable energy generation, support the transition to net zero and tackle the challenges of climate change. It also has the potential to positivity impact energy security and fuel poverty, without negatively effecting food production.

97. The phased approach provides a positive a positive financial outcome up to 5MW under scenario analysis using a 5.4% rate of borrowing and tariff price of 10.8p/kWh. This would make it possible to self-finance the project up to the second phase of delivery with a positive cash-flow. Further expansion is dependent on future tariff prices, grid connection costs and third-party agreements. Securing a SEG tariff price should be a critical element of the FBC.

98. A GEP is an appropriate use for a closed landfill, with few viable alternatives; turning a maintenance liability into a source of income for the council. The project could become a local exemplar for other organisations to replicate. This would accelerate the region and UK's net zero transition, creating opportunities to provide employment in local areas and revenue for local authorities.

99. A phased delivery approach has been recommended to maximise financial benefit while also simplifying the delivery process. While the phased scheme may not fully benefit from potential economies of scale, it will allow the project to capitalise on future technology developments and efficiency improvements in the solar panel sector.

100. Several ownership and delivery options have been considered. These should be further explored as part of the FBC, with a confirmed route agreed early in the process.

101. The potential to offset council energy usage and reduce costs associated with REGO purchase presents a potential cost saving for the council. CPR should be followed at every stage and specialist procurement support will be required.

102. External funding should be identified to support the development of the FBC. EGAP has been identified as a potential source, with the project being a good strategic fit with the aims of the fund. Securing capital grant funding of £500k or above significantly improves the financial case for the project. Capital grant funding should be explored as part of the FBC.

103. Risk and uncertainty remains. The FBC should focus on minimising risks and removing uncertainties. All analysis should be refreshed as market conditions are volatile and assumptions used in the OBC can change.

Appendix

Annex A: Baseline Report

Annex B: Project Baseline & Options Overview

Annex C: Financial Model and Cashflow

Annex D: Financial Models and Sensitivity Analysis

Annex E: Strategic Outline Case

Annex F: Risk Summary

Annex G: Preliminary Report on Title/Legal Review Relating to Various Parcels of Land at and Adjoining Harewood Whin. [CONFIDENTIAL]

Annex H: Supplementary Technical Details

Annex I: Ground Investigation Summary Report

Harewood Whin Green Energy Park

Baseline Report

FEBRUARY 2025

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This report dated 07 February 2025 has been prepared for City of York Council (the “Client”) in accordance with the terms and conditions of appointment dated 29 October 2024 (the “Appointment”) between the Client and **Arcadis (UK) Limited** (“Arcadis”) for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

Contents

Executive Summary 5
Project Timeline to date: 8
1 Strategic Context 9
1.1 Strategic Driver for Investment 9
1.2 Rationale for Intervention - Policy & Strategy Alignment 9
1.2.1 UK Government Clean Power 2030 Plan 9
1.2.2 CYC Plan 2023-2027 10
1.2.3 York Climate Change Strategy 2022-2032 10
1.2.4 North Yorkshire & City of York – LAEP & Zoning Technical Consultancy 10
1.2.5 Minerals and Waste Joint Plan 11
1.2.6 December 2024 Hydrogen Strategy Update 11
1.3 Harewood Whin GEP Project - Organisational Overview 12
2 Project Context 13
2.1 Harewood Whin Site 13
2.2 Electricity Grid Context 16
2.3 Power Connection 19
2.3.1 Grid Connection 19
2.3.2 Off Grid Connection 19
2.3.3 Private Wire Connection 20
2.3.4 Power Purchase Agreement (PPA) 20
3 Adjacent Solar Development: Solar2 21
4 Yorwaste Renewable Feasibility Study Overview 23
4.1 Feasibility Report Overview 23
4.1.1 Phasing of Options 24
4.2 Inclusion of Fleet EV charging 26
4.3 Battery storage 26
4.4 Additional opportunities 26
4.5 Grid constraints 26
5 Yorwaste Planning and Environmental Baseline 27
5.1 Recent Planning History 27
5.1.1 Planning Statement 27
5.1.2 Strategic Planning Implications - Green Belt 27
5.1.3 Biodiversity 28
5.1.4 Transport 30
5.1.5 Landscape and Visual 30

5.2 Environmental Background 31
5.2.1 Permits 31
5.2.2 Ground Conditions 31
5.2.3 Water and Flooding 32
5.2.4 Other Environmental Considerations 33
6 Energy Demand Offtakers 34
6.1 City of York Energy Offtaker 34
6.1.1 Electricity Demand 34
6.1.2 CYC Electricity Procurement - YPO and nPower 36
6.1.3 CYC Fleet 36
6.1.4 Fleet Relocation: Hazel Court to Harewood Whin 37
6.2 Yorwaste Energy Offtaker 38
6.2.1 Yorwaste Electricity Demand 38
6.2.2 Other fleet information 41
6.3 First Bus - Energy Offtaker 42
7 Other Relevant Studies 43
7.1.1 York Local Area Energy Plan 43
7.1.2 York Heat Network Study: Zoning Assessment 43
7.1.3 Seamer Carr Hydrogen Production Feasibility Study 44
8 Potential Scope of Harewood Whin GEP Project 45
9 Project Benefits, Risks, Constraints and Dependencies 46
9.1 Benefits 46
9.2 Risks 47
9.3 Constraints & Dependencies 49

Tables

Table 1 Substations in proximity to the site 17
Table 2 Location and connection feasibility summary 18
Table 3 Grid connection applications 19
Table 4 Summary of opportunities at Harewood Whin 23
Table 5 Feasibility options appraisal shortlist 25
Table 6: Annual electricity and gas consumption for CYC 2022-2023 34
Table 7 Electricity demand on site (2020/2021) 38
Table 8 Electricity demand on site (2024) 39
Table 9 Summary of modelled scenarios including cost and electrolyser sizing from the Seamer Carr Hydrogen feasibility study 44

Figures

Figure 1: Harewood Whin GEP – Baseline Do-Nothing Milestones Overview 7

Figure 2: CYC GEP Project SOBC Development Pathway 12

Figure 3: Site Overview of Harewood Whin 13

Figure 4: Harewood Whin Site Ownership (Plan A) 14

Figure 5: Harewood Whin Site Ownership (Plan B) 15

Figure 6: Harewood Whin Site Ownership (Plan C) 16

Figure 7: Solar2 Planning Application development at Hessay, adjoining Harewood Whin 21

Figure 8 Harewood Whin Green Belt 28

Figure 9: Site habitat map 29

Figure 10: Site Biodiversity Net Gain plan 29

Figure 11: Site plan with solar panel orientation revised to reduce glint and glare 30

Figure 12: UK Government flood risk mapping of the site 32

Figure 13: CYC Electricity consumption 2022/23 35

Figure 14: CYC Annual Electricity Costs 2022/23 35

Figure 15: Plan showing the proposed areas allocated to different benefits, from the 2020 council report on fleet relocation. 38

Figure 16: Combined site location average electricity demand 39

Figure 17 a) Amenity Block b) C&I Recycling and c) Leachate Treatment: Average Electricity demand 40

Figure 18: Harewood Whin Monthly Electricity Consumption (2024) 40

Figure 19: Proportion of total trips (45,879) to Harewood Whin accounted for by different visitors in 2024 41

Figure 20: LAEP Density of buildings recommended for connection to district heat network in medium ambition scenario (red) and high (yellow) (Ref: ESC) 43

Figure 21 Harewood Whin GEP Business Case Strategic Plan 45

Acronyms and Abbreviations

Acronym	Expanded
CYC	City of York Council
DHN	District Heat Network
EV	Electric Vehicle
FBC	Full Business Case (Stage 3 of 3)
GEP	Green Energy Park
HWRC	Household Waste Recycling Centre
IDNO	Independent Distribution Network Operator
IRR	Internal Rate of Return
LAEP	Local Area Energy Plan
MRF	Material Recovery Facility
MPAN	Meter Point Administration Number
NPG	Northern Power Grid
NYC	North Yorkshire Council
NZF	Net Zero Fund
OBC	Outline Business Case (Stage 2 of 3)
PP&R	Poppleton Park and Ride
PPA	Power Purchasing Agreement
PV	Photovoltaics
PWA	Private Wire Agreement
RCV	Refuse Collection Vehicle
SOBC/SOC	Strategic Outline Business Case (Stage 1 of 3)
YPO	Yorkshire Purchasing Organisation

Executive Summary

Harewood Whin Green Energy Park (GEP) is a proposed renewable energy development on a former landfill site four miles west of York near Rufforth on the B1224. As part of developing the initial investment decision process, City of York Council (CYC) were successful in securing York and North Yorkshire Net Zero Fund (NZF) funding to develop an outline Business Case by 30th June 2025 .This Baseline report is a synthesis of currently available information, initial stakeholder consultation and relevant policy review on GEP progress to date and will form the baseline business as usual position part of the upcoming business cases.

The GEP project aims to contribute to the region's transition to net-zero carbon emissions by integrating a range of renewable technology options, potentially including a combination of solar and wind generation with battery storage and EV charging capabilities or hydrogen generation.

The GEP is anticipated to add renewable capacity to York's energy mix, contributing to the UK Government Clean Power 2030 Plan and supporting the city's ambition to decarbonise its energy system by supporting the CYC Plan 2023-2027 and York Climate Change Strategy 2022-2032.

This project is a discretionary function for CYC, with current funding only in place to the Outline Business Case stage. If approval/funding is obtained to progress to project implementation, it will not change current landfill maintenance operations and waste processing at Harewood Whin. However, the potential for renewable energy generation at Harewood Whin is significant, as long as planning, electricity grid, operational requirements, local stakeholder wishes, funding and potential commercial off taker challenges are overcome.

Previous GEP feasibility studies suggest onsite renewable generation could potentially supply all of Harewood Whin’s operational energy requirements, with potential financial benefits being realised by selling excess energy for export. There is also an opportunity to decarbonise CYC waste fleet operations and achieve potentially significant CO_2 and fuel cost savings, however this would require significant investment to shift the current waste fleet to EV and transition associated infrastructure from Hazel Court depot (separate to this investment decision, but its decision being critical to future funding/operational approach beyond the outline business case).

As part of the GEP business case development, a long list of GEP generation options will be presented (outside of this report), with strengths, weaknesses, opportunities and threats calculated to identify a preferred way forward as the business case heads towards potential delivery of GEP solution.

As of January 2025, a planning application has been submitted for an initial solar development on site by Harewood Whin operators Yorwaste. The application is currently under review, with the potential to be revised to a smaller development due to glint and glare concerns raised by the nearby airfield. A separate solar farm development immediately adjacent to the north-west boundary of Harewood Whin towards Hessay has successfully achieved planning permission, possessing both risks and opportunities for the GEP, particularly around grid connection capacity which is particularly constrained for new generation in the area and could result in significant lead times for connection.

Despite risks to GEP development at Harewood Whin, a significant opportunity exists to repurpose unutilised land for sustainable energy generation and realise significant benefits through a brownfield development that harnesses renewable energy sources for CYC, Yorwaste, the City of York and the wider region. By transforming what was once a liability into an asset, GEP on landfill could exemplify innovation, sustainability, and the transformative approaches required by CYC and other local authorities to decarbonise operations and contribute to a sustainable future for their local industry and communities.

Below is a summary of the key considerations that have arisen from the baseline report:

Harwood Whin – Generation Capacity

- Maximum solar energy generation capacity from Harewood Whin site could reach 28MW. Based on an initial feasibility study, this array could generate 28,674 MWh of electricity per year.

Harewood Whin – Energy Demand

Annual electricity consumption recorded by Yorwaste at Harewood Whin was 962,670 kWh (2020/21), corresponding to an estimated 199.3 tCO_2e.

- Seventeen vehicles are currently stored onsite at Harewood Whin overnight, with more stored across several other sites. The total Yorwaste fleet consists of 38 vehicles, with mileage over 1,000,000 miles annually (which converts to an estimated 6,459,434 kWh of electricity demand), including vehicles stored at Harewood Whin, Seamer, Tancred and Thirsk. This corresponds to an estimated 1544 tCO_2e.
- At present, Yorwaste has indicated that the company has no plans to decarbonise its fleet as part of the development of the GEP, and no plans to transition their HGV refuse fleet to EVs, despite the company having wider decarbonisation targets.
- Renewable generation onsite could be used to decarbonise the operational energy consumption onsite, or charge the Yorwaste fleet in the event that the company transitions to electric vehicles in future.

CYC Energy

- The Council's annual electricity demand in 22/23 was 10,344,485 kWh. The council spent £3.6m on electricity in this period, with an average unit price of 0.31 £/kW, increasing to 0.40 £/kW for the 23/24 period. Therefore, at full solar capacity Harewood Whin could serve all the CYC electricity demand with additional capacity to spare.
- Currently the council fleet is stored at Hazel Court depot. This consists of 240 road vehicles, including ~70 HGVs; these operate in separate service lines, including waste, public realm, highways, building services etc.
- Approximately 95% of the fleet below 3.5 tonnes (cars and vans) has been converted to electric vehicles.
- Total fleet mileage in 2023/24 was 1,188,628 miles which translates to approximately 6,986,409 kWh of electricity demand if all vehicles were electric. The waste fleet HGV mileage accounted for 279,173 miles and is estimated to have resulted in 392.21 tonnes of CO_2 emissions which translates to approximately 1,640,900 kWh of electricity demand.
- The waste collection fleet that operates out of Hazel Court consists of 30 waste crews that drive to waste producers (domestic and commercial), then tip the refuse at Harewood Whin twice daily, returning to Hazel Court at 7pm.
- Hazel Court is equipped with EV infrastructure capable of supporting the smaller vehicles in the fleet, however a new depot will be required for the transition of the larger vehicles in the fleet.
- EV infrastructure to serve the fleet of smaller vehicles at Hazel Court was installed in 2021, including 35 Pulse7 7kW chargers with two sockets each, and 10 UltraCharge 50kW chargers, with a total cost of £1.12 million.

Grid Constraints

- Upgrading the capacity of the electricity connection from Harewood Whin to the grid is not straightforward, connection timeframes are potentially into 2032 and bring significant costs.
- Harewood Whin is located in an area where grid connection is constrained, with new connections being costly and time-consuming.
- Connection options are limited onsite, with three options identified - <1MW onsite, <10MW connected to Gale Lane 11kV connection and >10MW to Poppleton at 33kV. The Poppleton substation is at the end of the rural network and has limited capacity for new generation connections.
- Connection costs for 28 MW were previously quoted as £7,550,000 (excluding VAT).

- Consultation with Northern Power Grid has outlined that any connection above 1MW will not be available for 8-10 years.
- Without grid intervention, the maximum likely renewable installation at Harewood Whin before 2032 is 1.2MW which would serve approximately 50% of Yorwaste operations at Harewood Whin electricity demand.
- In December 2024, the Labour Party outlined a strategy to achieve their target of clean power by 2030, including a plan to address these grid limitations by investing in and modernising infrastructure. £40 billion is expected to be invested in the grid (generation and transmission assets) each year from 2025 to 2030, with the aim of nearly doubling the grids capacity and enabling projects like Harewood Whin to connect to the grid.

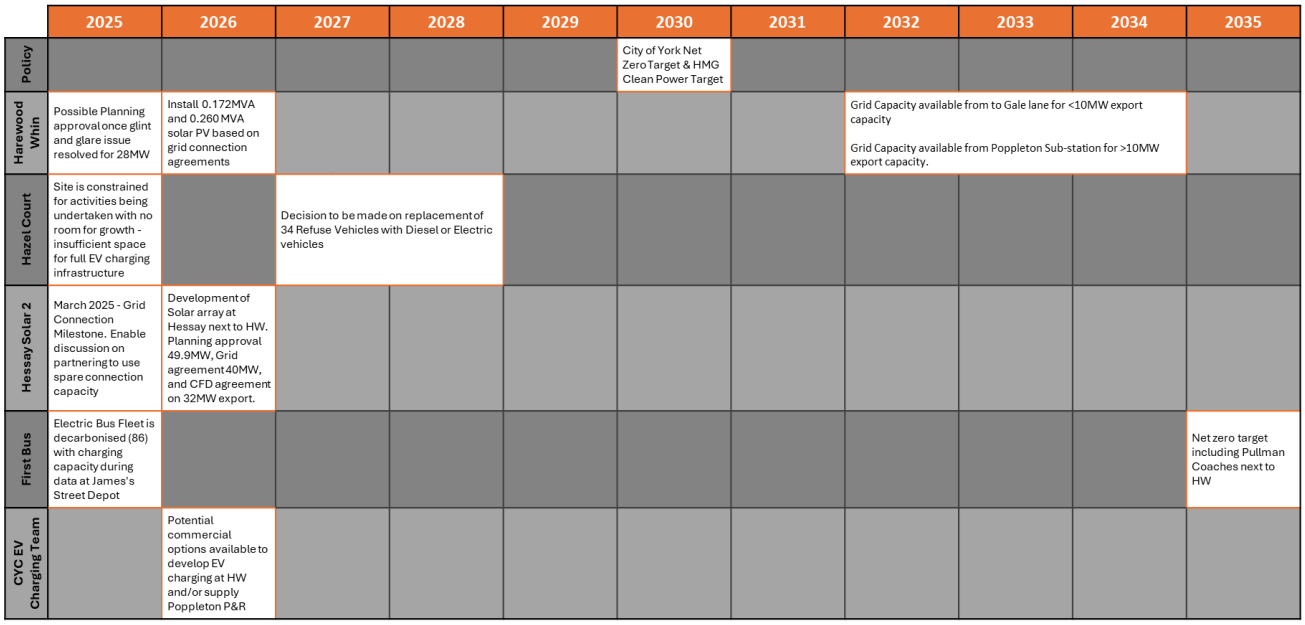
Solar2 Hessay

- Solar2 Ltd, a solar farm developer, has planning approval for a 49.9MW farm in the Hessay area adjacent north of Harewood Whin site.
- Solar2 has received a grid connection offer of ~40MW, which, due to constraints, is potentially greater than what the site is capable of delivering, allowing for expansion or extra capacity to connect.
- The developers have also been successful in Feed in Tariff Contract for Difference (CfD) auction and received support for 32 MW at a strike price of £50.07/MW which was outlined is around £74/MW in today's prices as the strike price is based on 2012 prices.
- Engagement with Solar2 has opened the possibility of collaboration with Solar2 on the development of a green energy park.

Based on the information reviewed for the baseline report

Figure *1* below shows the Baseline Do Nothing scenario of the with events that are planned to take place in the forthcoming years alongside the current timetable for key decisions on the CYC fleet.

Figure 1: Harewood Whin GEP – Baseline Do-Nothing Milestones Overview



The next phase of the GEP feasibility assessment will be to create a longlist of potential options for the GEP, and then develop and approach to support shortlisting the best options for Harewood Whin.

Project Timeline to date:

Month	Activity
Jan 2020	CYC completed a review of moving Waste Management Fleet from Hazel Court to Harewood Whin
May 2021	Yorwaste published an initial options report produced via Energy Oasis
Mar 2022	Yorwaste published a feasibility study for renewable energy production/Green Energy Park produced by Energy Oasis
May 2023	Grid connection offer for 28MW Solar for £8.5m (excluding VAT).
Sept 2023	Yorwaste submit planning for 28 MW solar
Feb 2024	CYC approved a project initiation, following Net Zero Funding of £243k to progress an Outline Business Case and to lead the project going forward.
July 2024	CYC Project Manager commences to deliver the Outline Business Case.
Oct 24	Arcadis commence as project consultants following competitive tender process to support the Outline Business Case work.

1 Strategic Context

Harewood Whin Green Energy Park (GEP) is a proposed green energy generation development located on former capped landfill site. This Baseline Report focuses on the strategic context to the project and existing solutions at Harewood Whin ahead of a separate follow-up to this document which will provide a long-list potential technical solutions for the GEP ahead of identifying short list and a preferred way forward for the project.

1.1 Strategic Driver for Investment

As part of the York and North Yorkshire Devolution Deal launched in February 2024 to create the North Yorkshire Mayoral Combined Authority (MCA), the UK Government provided £7m of Capital and Revenue funding for green investment initiatives to drive economic growth and contribute towards the ambition of York and North Yorkshire becoming a carbon negative region. The purpose and scope of the York and North Yorkshire Net Zero Fund (NZF) was split to into discrete components to progress the *development* and *delivery* of net zero projects. This included:

- Project Development Support (£1m revenue funding) to support the development of projects to build an investible pipeline of projects that will make a significant contribution to delivering net zero, energy security and economic growth (12 projects)
- Capital Grants for Project Deliver (£6m capital funding) enabling the delivery of net zero projects that otherwise would not happen. (11 projects)

Following CYC submission of the Harewood Whin GEP project application to the NZF in February 2023, CYC were successful in securing £243,500 of revenue funding from the Project Development Support fund in March 2023. This is to develop the GEP Strategic Outline Business Case (by 28th Feb 2025) and Outline Business Case (by 30th June 2025). Funding beyond this point (development of a Full Business Case) is currently not allocated and would have to be sought separately.

The NZF requires projects to deliver against one or more strategic priorities within York and North Yorkshire's Route-map to Carbon Negative. In particular, the GEP will align to the increase of low carbon energy generation and the improvement of energy infrastructure. There is also the potential for the project to align with other strategic priorities within the route-map, including the decarbonisation of transport, business and industry, depending on the final offtake of any green energy produced.

1.2 Rationale for Intervention - Policy & Strategy Alignment

The Harewood Whin GEP project aligns (and could potentially enable) key policies and plans that aim to decarbonise York and North Yorkshire.

1.2.1 UK Government Clean Power 2030 Plan

GEP's are likely to play a crucial role in the UK's Clean Power 2030 Plan by integrating multiple renewable energy sources and advanced technologies. These parks can centralise the production of clean energy, potentially combining solar farms, onshore wind turbines, battery storage systems, and green hydrogen generation facilities. This integrated approach aims to ensure a continuous and reliable supply of renewable energy, even when individual sources are less productive.

Solar farms within these parks could generate substantial amounts of electricity, while onshore wind turbines could harness wind energy to provide a steady power supply. The inclusion of advanced battery storage systems could also allow excess energy generated from solar and wind to be stored and used during periods of low generation, thereby stabilising the grid and reducing the need for fossil fuel backup.

Green hydrogen generation could be another key component, where renewable energy will be used to produce hydrogen through electrolysis. This hydrogen can be stored and later used as a clean fuel, either directly or through hydrogen fuel cells to generate electricity. This not only provides an additional source of clean energy but also enhances energy security by diversifying the energy mix.

Economically, the development and operation of GEP's could create jobs in construction, maintenance, and research, boosting the local economy and attracting investment. Environmentally, these parks will significantly reduce carbon emissions, helping the UK meet its net zero targets by 2030. The government is supporting these initiatives through policies and incentives, including subsidies, tax breaks, and grants, encouraging public-private partnerships to drive innovation and investment.

£40 billion is expected to be invested in the grid (generation and transmission assets) each year from 2025 to 2030, with the aim of nearly doubling the grids capacity and enabling projects like Harewood Whin to connect to the grid. Overall, GEP's could be instrumental in transforming the UK's energy landscape, ensuring a sustainable, secure, and economically beneficial transition to clean power by 2030.

1.2.2 CYC Plan 2023-2027

The CYC Plan adopted in September 2023 identifies 'Cutting carbon, enhancing the environment for future generations' as one of the council's key priorities. Increasing sources of renewable energy is central to achieving this priority (see objectives 5.1 - 5.5). The CYC Plan identifies "A fair, thriving, green economy for all" as another of the council's key priorities. The design, development, planning, and construction services required to deliver a GEP will provide an opportunity to return benefits to the local economy and develop the local supply chain capabilities.

1.2.3 York Climate Change Strategy 2022-2032

City of York Council (CYC) declared a climate emergency in March 2019 and set the ambition for York to be net zero carbon by 2030. To achieve this ambition, the council's net zero pathway requires a significant reduction in emissions across heating, transport, and energy systems. In order to decarbonise the local electricity system in York, additional renewable generation capacity will be required.

In 2018, the City's greenhouse gas emissions totalled 936 $ktCO_2e$, with the majority of emissions sourced from buildings (61.9%) and transport (27.9%). Energy is therefore a key part of the decarbonisation journey, sourcing energy that fuels buildings from renewable sources and switching to electric vehicles (EV's) for fleet and public transport. In order to meet the net zero carbon pathway, emissions in York will have reduced by 88% from 2005 levels, to 196 $ktCO_2e$ by 2030.

Increasing local renewable generation capacity across York is a key priority within the council's Climate Change Strategy (in support of objective 7.1). Battery energy storage could also potentially be delivered on site as part of the project supporting the council to improve energy flexibility and storage (in support of objective 7.2). Finally, there are a range of potential community benefits that this project could support including the provision of a community benefit fund and/or part community ownership of the asset (in support of objective 7.3).

To enhance any carbon savings, opportunities to generate additional carbon sequestration will be considered in the project development stage (in support of objectives 6.1 and 6.2). Carbon sequestration could, for example, be achieved through the planting of trees and hedgerows on the site.

1.2.4 North Yorkshire & City of York – LAEP & Zoning Technical Consultancy

The City of York Local Area Energy Plan (LAEP) estimates that 1GW of local renewable generation will be required to decarbonise the city's energy system. Currently, the City of York has a local renewable energy generation capacity of 23.5MW. To meet York's growing electricity demand and transition towards net zero, a drive towards increasing local renewable energy generation capacity is urgently required.

The former landfill site at Harewood Whin was identified within the LAEP as a suitable site for large-scale renewable energy generation. The proposed GEP could provide additional renewable capacity in York, and support York's transition to a low-carbon energy system.

The LAEP identifies Acomb to Rufforth as a "focus zone", an area where delivery of the plan should be prioritised. This area would include the landfill site at Harewood Whin which is between Acomb and Rufforth. The area has been identified as a focus zone because of high levels of fuel poverty, increasing the potential value of building fabric and heating improvements. For this reason, a District Heat Network (DHN) is suggested for the zone, even in the low ambition scenario. If this zone was built to connect both Acomb and Rufforth it would pass by the landfill site, providing an opportunity for it to be repurposed as an energy centre, generating low-carbon heat using heat pumps and the solar PV.

However, its unlikely that Acomb and Rufforth would be grouped together in a network like this, as the distance between them without any heat demand would significantly reduce the Linear Heat Density of a potentially network which is a key high-level indicator of commercial viability.

After the completion of the LAEP the Department for Energy Security and Net Zero (DESNZ) and City of York Council created heat network zoning studies on York as a part of the Zoning Technical Consultant (ZTC) UK wide studies. This study again identified parts of Rufforth as being a part of a zone where district heating could be viable, but didn't extend the zone to include Rufforth, likely because the impact it would have on linear heat density.

With the zone remaining in Acomb only, heat generated at Harewood Whin would need to be transported at least 3km under the B1224 to connect.

In the hydrogen section of the report, Hazel Court is identified as a candidate for hydrogen heating in the 2030 - 2040s, as it is in an area of industrial uses that may require hydrogen as a heat source for high temperature processes in the coming decades. It may make financial sense for buildings in these industrial areas to be heated by hydrogen, as it would avoid the need for air source heat pump installation at the constrained space at Hazel Court.

1.2.5 Minerals and Waste Joint Plan

The plan contains planning policies to support North Yorkshire County Council, City of York Council, and the North York Moors National Park Authority to take decisions about matters such as where, when, and how minerals and waste developments should be planned and controlled up to 31 December 2030. The Harewood Whin site is listed as an allocated site for ongoing waste management over the plan period within the Joint Plan. The GEP proposal will not change the current functionality of the Harewood Whin site; it will continue to operate as a capped landfill and the proposed technology options discussed in the report are considered a complementary use.

1.2.6 December 2024 Hydrogen Strategy Update

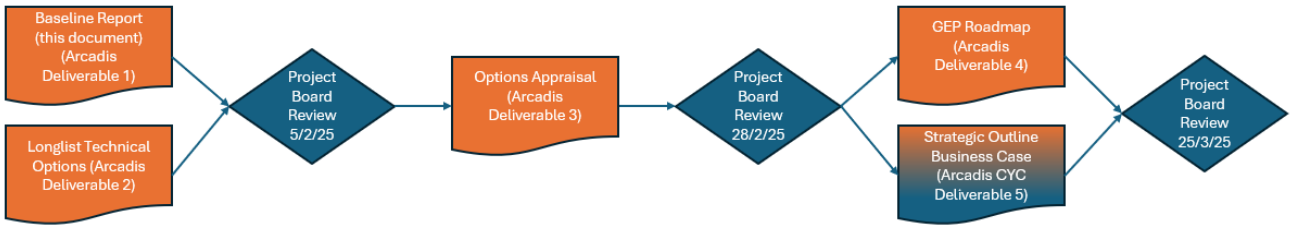
The latest update to the UK government's hydrogen strategy reiterated the importance of low-carbon hydrogen in the country's economic growth and in achieving net zero by 2050. Varied uses of hydrogen are detailed that will contribute to these goals, including as a low carbon power generation fuel in times of low yield from renewables, as a seasonal energy store, and as fuel for heavy vehicles. The update also details funding mechanisms for the development and construction of new low carbon hydrogen production plants, including the £240 million Net Zero Hydrogen Fund. The government seeks to support the development of hydrogen generation, applications, and infrastructure. The National Energy System Operator will be responsible for strategic planning of hydrogen transport and storage infrastructure from 2026.

1.3 Harewood Whin GEP Project - Organisational Overview

With the nature of this project potentially leading to the generation and sale of energy, the project is classed as a discretionary function for CYC, above and beyond mandatory council services. As such, with the project potentially impacting more than one ward in the city, it is classed as Key Decision as per Article 7.3 of the CYC Constitution. The CYC Executive is therefore the appropriate body to govern matters associated with this project and were consulted as part of the Harewood Whin GEP project initiation during the 20.02.2024 Executive meeting.

The CYC Executive at this meeting agreed to initiate the Harewood Whin GEP project and agree development of a Strategic Outline Business Case (SOC) for a preferred way forward. The SOC will be fed by this Baseline Report to form the Strategic Case within the Strategic Outline Business Case (SOC) and also the following Outline Business Case (OBC) for submission by end June 2025 and within the £243,500 NZF revenue funding. Execution of the project at an operational level is led by CYC a project manager, with external sustainability consultancy support provided by Arcadis reporting into a project board and CYC Executive at key milestones.

Figure 2: CYC GEP Project SOBC Development Pathway

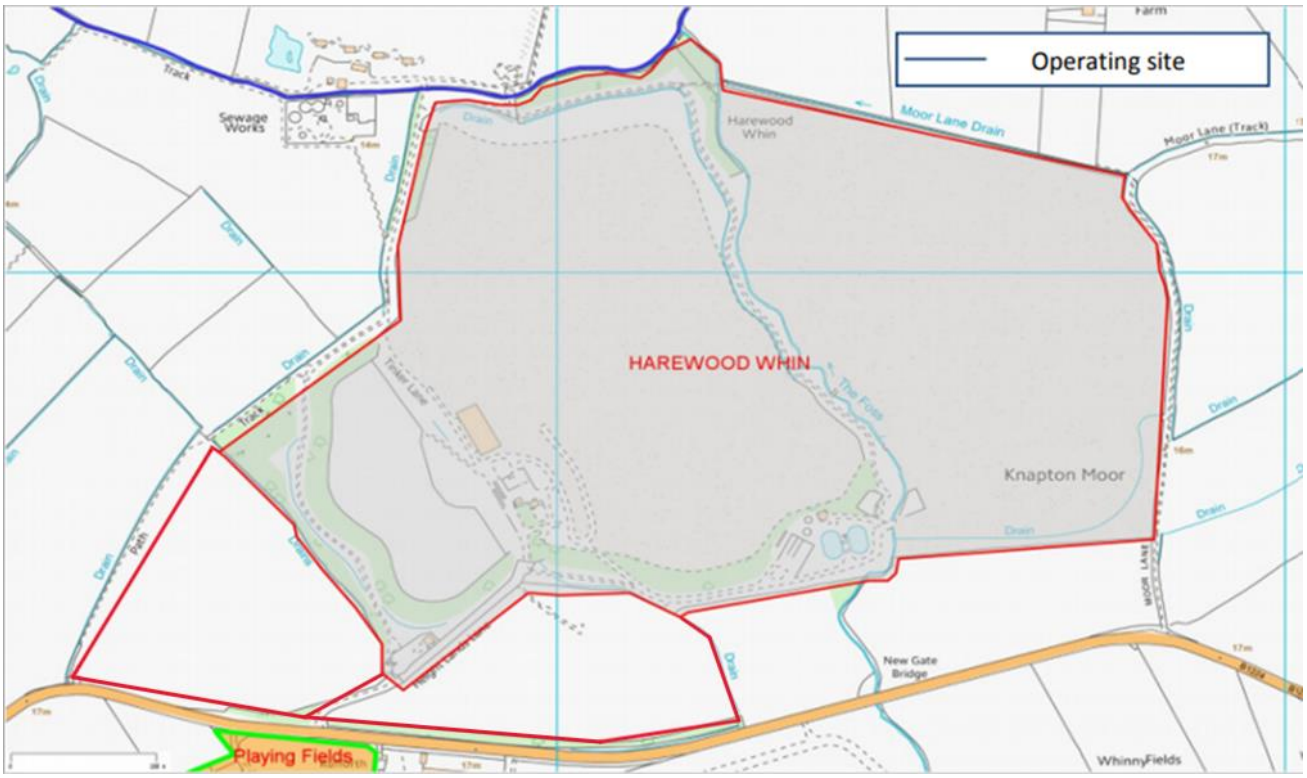


2 Project Context

2.1 Harewood Whin Site

Harewood Whin is situated to the north of the B1224. The site comprises approximately 82.47ha of land and associated buildings, including a materials recovery facility (MRF), waste transfer station and former landfill that now comprises a series of capped mounds. The site is primarily bordered by agricultural land with the village of Rufforth located approximately 1km to the west, Knapton 2km to the east and the city of York less than 4km to the east. The Foss, a stream, flows through the centre of the site.

Figure 3: Site Overview of Harewood Whin



Harewood Whin is owned by the council and is currently leased to Yorwaste Limited. The lease is scheduled to be renegotiated in due course, however it is intended that the GEP project will not involve changing the current functionality of the Harewood Whin site. The options being proposed with the renewable feasibility assessment will be complementary uses of the site, not interfering with the range of ongoing waste management operations onsite, including landfill methane recovery, green waste composting, commercial and industrial recycling, liquid waste treatment and general household waste recycling. Yorwaste was established as a Local Authority Waste Disposal Company owned fully by North Yorkshire County Council in 1991 with the aim of managing the council's landfill sites. In 1996, CYC became a 22.27% shareholder. The company operates in the York area with its current remit covering waste transfer stations, processing recyclates, garden waste and management and transport of waste.

Site surroundings include green belt land of primarily agricultural use, with a few exceptions. A sewage treatment works is located to the northwest of the site, and a bus depot and airfield to the south. Two fields adjacent south of the site are owned by Yorwaste and are impacted by legal covenants from the sale of the land that could impact development. The fields to the northwest of the site are subject to an approved planning application for a solar farm by Solar2 (Hessay land).

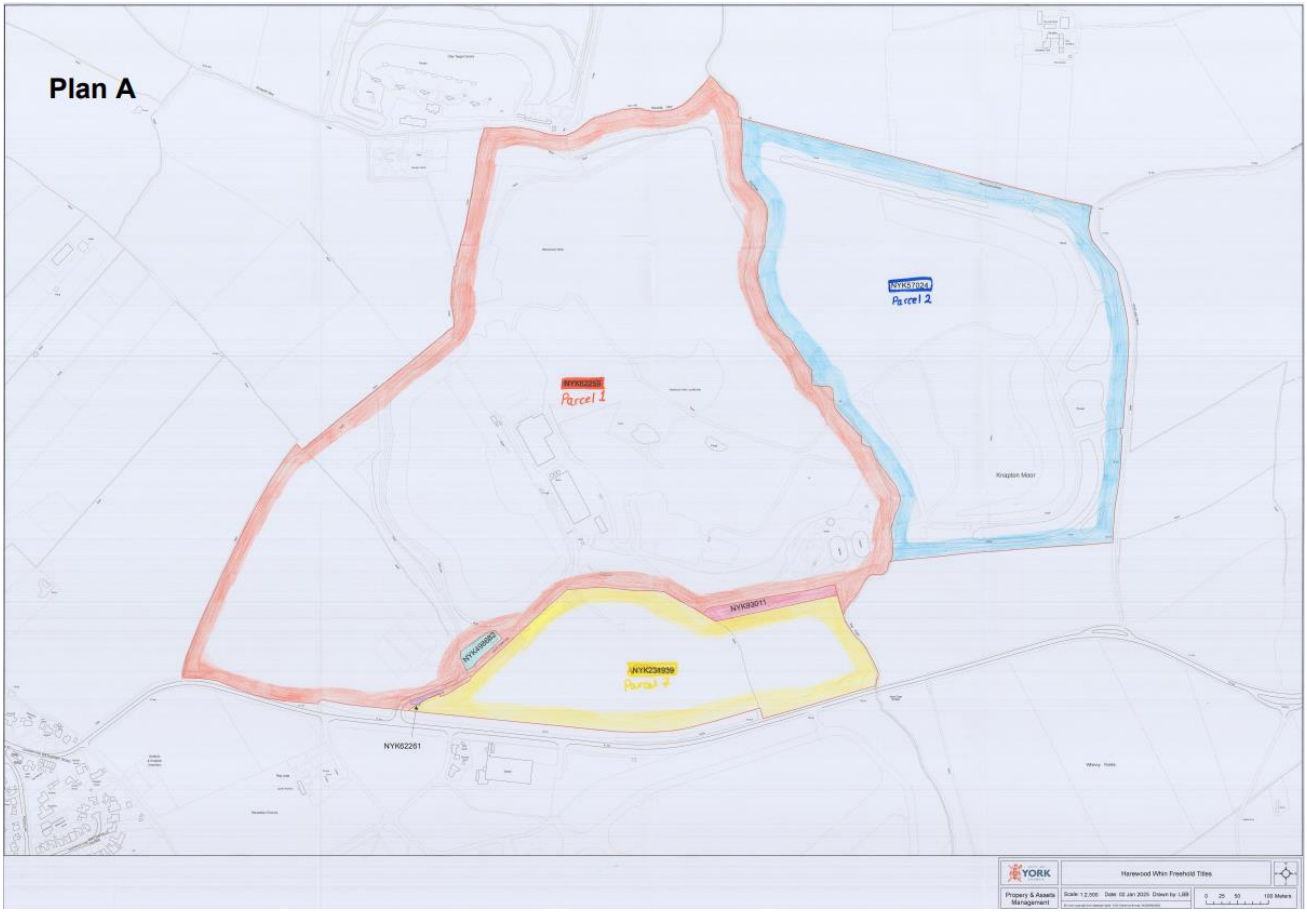
HW was previously in use as a landfill from 1988 - 2019, and is now capped with clay and geomembrane, with a leachate pond and methane management onsite. The site produces landfill gas which is sold to two third parties who use this gas as fuel to generate electricity (approx. 1MW) in generators located on the south of site which is sold to the grid.

Local residents and Rufforth Parish Council have previously voiced concerns over the use of Harewood Whin as a landfill and associated activities and will need to be engaged with as part of the options assessment.

A CYC Legal Services report was commissioned in January 2025 which describes the complex land titles at the Harewood Whin site. This report is available from CYC Legal Services.

The Site comprises several parcels of land registered at HM Land Registry with different freehold title numbers and some unregistered land. The extent of land comprised in the various freehold titles are shown in different colours on Site Plan A.

Figure 4: Harewood Whin Site Ownership (Plan A)

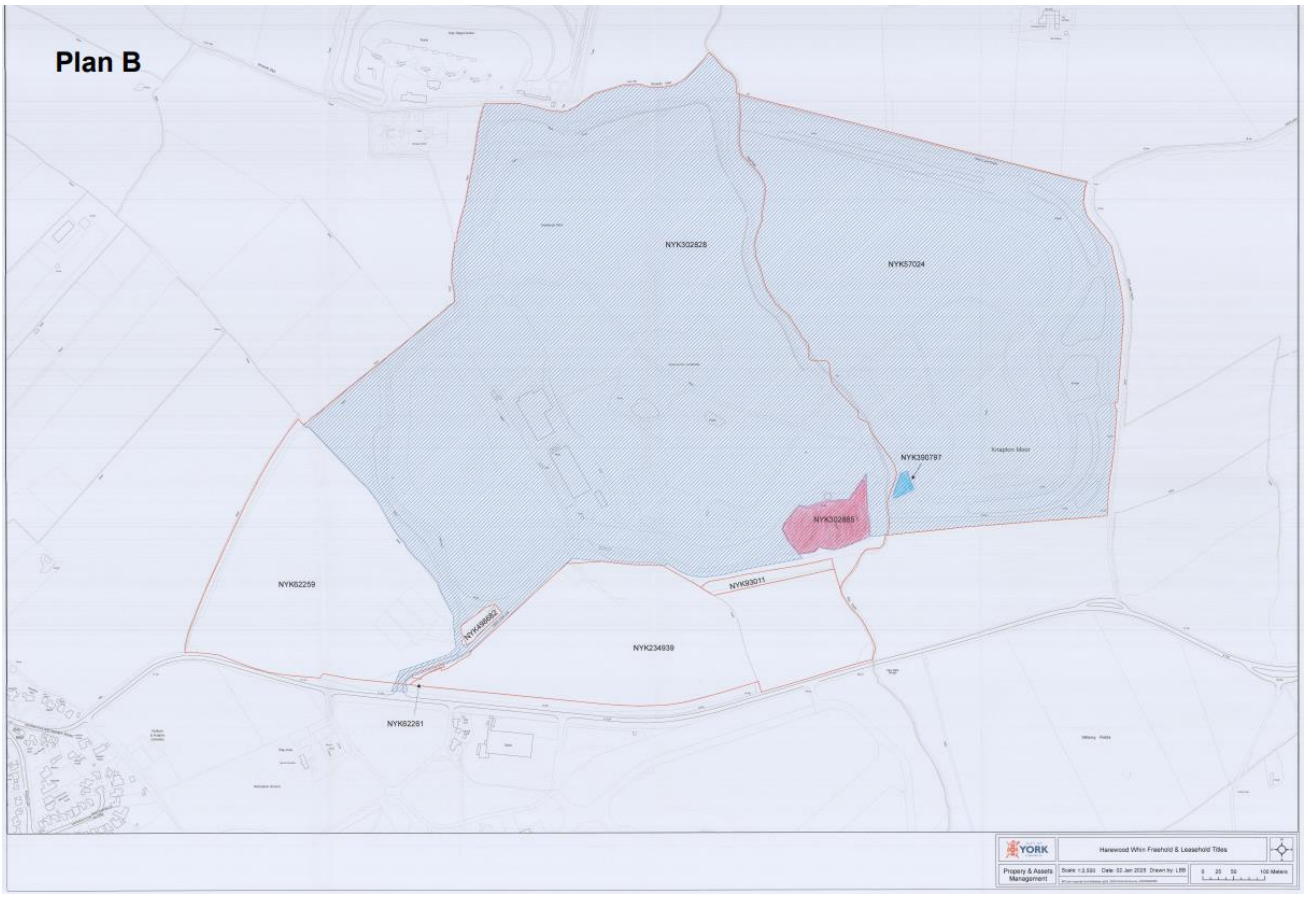


Site Plan A	Title	Registered Proprietor
Parcel 1 (Red)	NYK62259	CYC
Parcel 2 (Blue)	NYK57024	CYC
Parcel 3 (Not shown but small strip between 1&2)	Unregistered	Unknown (Likely CYC)
Parcel 4 (Red)	NYK93011	NYC
Parcel 5 (Purple)	NYK62261	NYC
Parcel 6 (Turquoise)	NYK498682	Richard Anthony Walker
Parcel 7 (Yellow)	NYK234939	Yorwaste

The Site is subject to several historical incumbrances such as rights granted by deeds and covenants on several portions of the Harewood Whin site which would need to be addressed prior to any development of a GEP. In particular, Parcel 7 (owned by Yorwaste) is subject to a pre-emption agreement in favour of Paul Antony Beckett and Linda Jane Beckett. If Yorwaste are willing to sell Parcel 7 to CYC on/before the expiry of the pre-emption period (21 June 2091) then they must first offer to sell it to Paul Antony Beckett and Linda Jane Beckett for its market value. CYC will only be able to purchase the land from Yorwaste if Antony Beckett and Linda Jane Beckett do not wish to buy Parcel 7 and/or they do not meet the timeframes to accept this offer.

The Site is subject to the three Letting arrangements summarised on Site Plan B.

Figure 5: Harewood Whin Site Ownership (Plan B)



Site Plan B	
Blue Hatched	Yorwaste Leasehold
Red Hatched	Yorwaste Leasehold
Blue	YLEM Energy (Subleasehold)

The Yorwaste Leasehold commenced from 5th May 2004 to 5th May 2019 and has expired. There is an option to take further leases to 5th May 2029, however this has not yet been exercised between CYC and Yorwaste.

Several Private Rights of Way are also present on the Site (as shown in Red on Plan C). In particular, Tinker Lane (used for access to the shooting club) is a Private Right of Way with restrictions. These would need to be addressed if a 3rd party such as the Hessay Solar2 development were to request access to their site via this route.

Figure 6: Harewood Whin Site Ownership (Plan C)



2.2 Electricity Grid Context

The United Kingdom's electricity grid is facing significant constraints as it adapts to the growing demands of the country, including increased demand and reliance on intermittent renewable energy sources like wind and solar. This has created challenges in balancing supply and demand, while the aging infrastructure struggles to support the transition to electric vehicles and decarbonised heating. In December 2024, the Labour Party outlined a strategy to achieve their target of clean power by 2030, including a plan to address these grid limitations by investing in and modernising infrastructure. Labour advocates for reform of the grid connection process and accelerating network delivery, focusing on expanding transmission capacity, upgrading interconnectors with Europe, and improving grid storage technologies. The strategy also emphasizes the development of smart grids and local energy networks to ensure more efficient distribution and integration of renewable energy. By enhancing grid resilience and flexibility, the government seeks to secure a sustainable, reliable energy supply while accelerating the UK's transition to net-zero emissions.

£40 billion is expected to be invested in the grid (generation and transmission assets) each year from 2025 to 2030, with the aim of nearly doubling the grids capacity and enabling projects like Harewood Whin to connect to the grid.

Engineering Recommendation G99 covers the requirements for the connection of generation equipment in parallel with public distribution networks and is a legal requirement for generators. Generators are classified into four different classes:

Type A: 0.8kW to < 1MW and connecting at a voltage <110kV
Type B: 1MW to <10MW and connecting at a voltage <110kV
Type C: 10MW to <50MW and connecting at a voltage <110kV
Type D: ≥50MW or connecting at a voltage ≥110kV.

It is the Generator's responsibility to ensure full compliance with the necessary Type classification. G99 applications will be processed in the order in which they are accepted by the DNO, and any subsequent applications will have to take their place in a queue. Securing schemes early in the G99 pecking order can therefore have a material effect on the ultimate costs of the proposed phases.

Northern Power Grid (NPG) is the Distribution Network Operator (DNO) who operates the local electricity network, serving 3.9 million customers in the United Kingdom. They oversee the grid connection process and advise on grid constraints that impact developments. The DNO manages a range of substations that step voltage down from the National Grid voltages of 400kV/275kV through 132kV; 66kV; 33kV; 11kV to 240/415V. Larger customers may be typically connected at 11kV or 33kV.

Given that there is a substantial amount of established infrastructure that takes time to modify, there are often constraints on the network that restrict where new generation or demand can be connected. A significant amount of planning and investment may be required according to the size of any new schemes and the nature of the existing infrastructure. The modelling has identified the need for significant network connection upgrades to achieve the full energy potential.

The Harewood Whin site is located to the west of York City on a rural grid network which is constrained for new generation. The network heatmap for electricity generation for the region has been reviewed against the existing sub-stations in Table 1 and shows as 'red' for the entire area, which means the grid is currently constrained for new connections.

Table 1: Substations in proximity to the site

Location Name	Substation type	Distance to Site (direct)	Nominal Voltage (NV)	Notes
Poppleton YO26 6PB	Bulk Supply Point	3.5 km	Upstream NV: NGET Downstream VN: 33kV	No capacity for generation without reinforcement of new substation. EHV connection.
Gale Lane YO24 3AF	Primary	3.6 km	Upstream NV: 33kV Downstream NV: 11kV	No capacity for generation without reinforcement of new substation or Extra High Voltage Feeder.
Severus Hill YO26 4RR	Primary	3.9 km	Upstream NV: 33kV Downstream NV: 11kV	No capacity for generation without reinforcement of new substation or Extra High Voltage Feeder.
Rawcliffe Lane YO30 5SW	Primary	5.2 km	Upstream NV: 33kV Downstream NV: 11kV	Generation headroom without reinforcement: 8.651 MVA Downstream voltage constraints. Some physical (location) constraint.

Securing a viable grid connection agreement will be an important requirement for the project to enable export and potential import of electricity to and from the Harewood Whin.

Under the electricity connection regulations NPG is required to consult National Grid on grid connections for projects that require a connection of 1 megawatt (MW) or more. Consultation with NPG has confirmed that generation of above 1MW is likely to require reinforcement to the grid network and for this area National Grid has highlighted that the timescale for connection is in the range of 8-10 years, as such the timeframe for connection is likely to be 2032-2034.

Rawcliffe Lane is not considered a feasible point of connection, due to the physical constraints of the substation and the distance between the site and the substation.

Generation of below 1MW would not require grid reinforcement, therefore will have a shorter timeframe and lower cost, but it was outlined that even this level of capacity could be hard to provide.

Poppleton is an Extra High Voltage (EHV) connection type, which would be required to be used for generation of above 10MW at 33kV connection. For generation below 10MW a connection at Gale Lane could be used on the 11kV network. The Poppleton substation is at the end of the rural network and has limited capacity for new generation connections. A summary of the likely grid export connection points from Harewood Whin is highlighted in Table 2 and timescales outlined for connection by NPG.

Table 2: Location and connection feasibility summary

Generation (export requirement)	Connection location	Timeframes Connection	Notes
<1 MW	Gale Lane	Time for installation (although potentially constrained)	One circuit breaker remaining for connection.
<1MW and <10MW	Gale Lane Substation	8 – 10 years	One circuit breaker remaining for connection. Grid reinforcement required.
>10MW	Poppleton EHV substation	8 – 10 years	Grid reinforcement required.

Connection applications have been made by Yorwaste as part of their analysis for installing renewables energy. The results show a high price for connection to Poppleton. The timescales provided are shorter than those provide by NPG in recent consultation in November 2024. Yorwaste has had accepted G99 connection offers to connect to two meter points on their site for smaller arrays. The details of these applications are provided in Table 3 below.

Table 3: Grid connection applications

Applicant	Connection Request	Connection location	Connection Timeframe	Connection Cost (£)	Status
Solar2*	40MW Export Import Unknown	Poppleton – 33kV	August 2026	Unknown	Assumed confirmed
Yorwaste	32 MW Export 8.7 MVA Import	Poppleton – 33kV	30 months (at time of quotation)	£8,480,000 (+VAT)	The offer was valid from 1 month in March 2023 so no longer valid
Yorwaste	0.260MVA Export 0.262 MVA Import	Waste Tansfer - Harewood Whin	Immediate following testing	£684.81 (+VAT)	Offer accepted and fee paid
Yorwaste	0.172MVA Export 0.172 MVA Import	Leachate Plant - Harewood Whin	Immediate following testing	£684.81 (+VAT)	Offer accepted and fee paid

*Based on consultation with Solar2

As of January 2025, The National Energy System Operator (Neso) has paused connections to the grid, with the aim of using the time to overhaul application rules that have allowed a surge of unfunded project proposals to join the queue, blocking the progress of legitimate green investments. Following the pause in grid connections, energy projects will be able to apply for a grid connection only during designated windows through the year and will be required to meet key progress milestones to keep their place, including proof of funding and prioritisation of green technologies. This may serve to progress viable projects such as the one at HW and reduce timescales outlined in this section.

2.3 Power Connection

Power connections refer to the methods and agreements by which electricity is generated, transmitted, and supplied to end-users, such as businesses, industries, and households. These connections can vary depending on the source of power, the structure of the agreement, and the relationship between the generator and the consumer.

2.3.1 Grid Connection

The most common type of power connection involves receiving electricity from the national or regional electricity grid, managed by utility companies or independent system operators. Energy is sourced from a variety of generation sources, which can be fossil fuels, renewables or nuclear.

2.3.2 Off Grid Connection

Off-grid power systems operate independently of the electricity grid. Power is generated on-site using renewable sources or generators.

2.3.3 Private Wire Connection

A private wire connection involves a direct physical connection between a power generator, for example a renewable energy installation, and a specific customer, asset or site.

2.3.4 Power Purchase Agreement (PPA)

A PPA is a long-term contract between two parties, the party which generates electricity (the energy producer) and one which purchases the generated electricity (the buyer). Types of PPA include:

- **On-site PPA** where the producer installs renewable energy systems of the buyer's property and supplies power directly through a private wire
- **Off-site PPA** where the producer supplies power to the buyer through the grid from a remote renewable installation.
- **Physical PPA** where the buyer physically receives power generated by the producer.
- **Virtual PPA** where there is a financial agreement in place where the buyer doesn't physically receive the power but pays a fixed rate for the renewable energy whilst still being credited for its environmental benefits, for example through Renewable Energy Certificates.
- **Sleeved PPA** where a renewable energy producer sells electricity to a buyer through an intermediary, typically an energy supplier. The utility or supplier "sleeves" the renewable energy through the grid to the buyer, handling the logistics of energy delivery while ensuring the buyer receives the agreed renewable energy benefits.

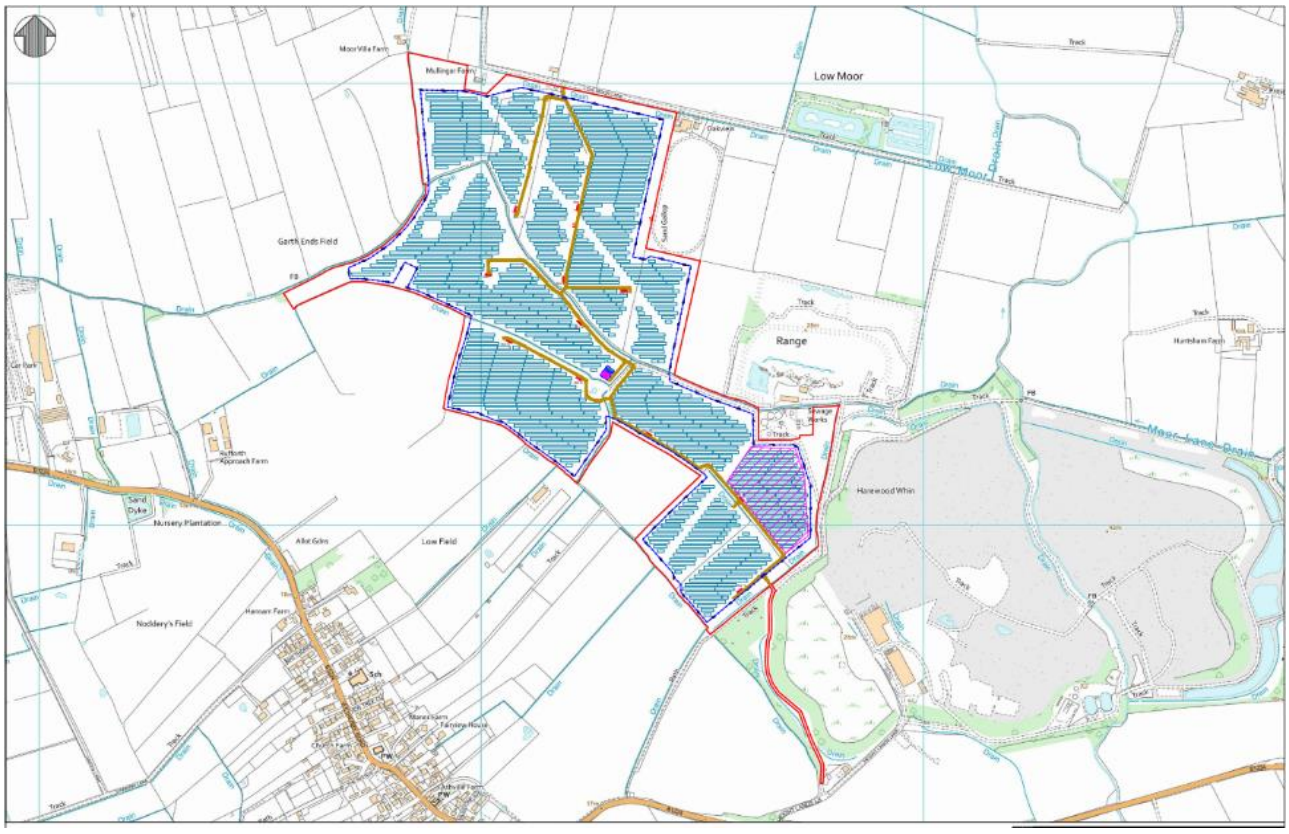
The PPA defines all of the commercial terms for the sale of electricity between the two parties, including when the project will begin commercial operation, schedule for delivery of electricity, penalties for under delivery, payment terms, and termination.

An important aspect of the sustainability of a PPA is whether it is increasing the amount of renewable generation in the UK, called "Additionality". New renewable generation PPAs are considered as additional to the current generation, directly contributing to the increase of renewable generation on the grid.

3 Adjacent Solar Development: Solar2

Solar2 limited applied for planning permission for a 50MW solar farm in March 2023 directly adjacent to Harewood Whin. The application was approved in September 2024, despite negative responses from local Parish councils and residents due to visual impact and use of farmland. The development has received planning application approval and a grid connection offer (approximately 40MW). The developers have also been successful in Feed in Tariff Contract for Difference (CfD) auction and received support for 32 MW at a strike price of £50.07/MW which was outlined is around £74/MW in today's prices as the strike price is based on 2012 prices. Due to constraints, the site is potentially able to deliver less output than the grid capacity that has been awarded. The developers have outlined that they plan to have the solar farm connected to the grid by August 2026.

Figure 7: Solar2 Planning Application development at Hessay, adjoining Harewood Whin



The connection for Solar2 has two proposed connection routes, one passing through the Harewood Whin site via a 33kV connection to the substation in Poppleton or one avoiding Harewood Whin with a connection route along the A59 to the north of the site to Poppleton. Following consultation with Solar2 during this baselining stage it was confirmed that the route will not cross the Harewood Whin site.

Tinker Lane, which runs through the Harewood Whin site is a likely access road for the Solar2 site during build and operation. This could cause minor access issues if the construction of both sites overlap as both would need to make use of Height Lands Lane, although it is a two-lane road which would allow two normal size vehicles to pass safely.

The CYC legal report indicates that there is a covenant on Tinker Lane whereby vehicle weight and frequency restrictions on the private right of way could impact Solar2 construction access. This matter is ongoing with the CYC legal team.

There are few key risks and opportunities that the Solar2 development poses for Harewood Whin GEP.

The main risk is that Solar2 has taken the substation generation capacity which would otherwise be used by Harewood Whin so network reinforcement will be required to connect both solar farms to the grid. As it is being developed by commercial developers they are able to move the project on quickly from stage to stage

As the grid connection offer is higher than Solar2 is able to generate with current plans, a potential **opportunity** exists to utilise this capacity for Harewood Whin. There are three potential options where this can be undertaken:

- Solar2 develops additional solar capacity on Harewood Whin land and pays rental agreement for use of the space. Solar2 outlined that they would have no theoretical objection developing on a landfill site as opposed to a less complex greenfield site, if there was a commercial return.
- CYC develops a solar array on Harewood Whin land and uses the additional connection available to Solar2 and supplies Solar2 with additional power to export to the grid
- An IDNO is used by both parties and supports the development of the grid connection

Solar2 is currently in the process of ensuring it meets grid connection milestones – which should be confirmed by March. At this stage further consultation will be undertaken with the developers to explore these export options.

4 Yorwaste Renewable Feasibility Study Overview

4.1 Feasibility Report Overview

In 2022, Yorwaste sought to invest in zero carbon and renewable energy solutions to optimise economic and environmental benefits from the available space resource at their landfill site at Harewood Whin. The information presented in this section is based on the report findings and has not been tested.

A number of opportunities were assessed, including:

- Existing on-site loads consuming the renewable generation instead of energy purchased via the electricity distribution/transmission network;
- The creation of new products/services utilising the on-site renewable generation, including the possibility of Electric Vehicle (EV) charging; energy storage applications; and green hydrogen production and utilisation; and
- Sale of the on-site renewable generation over the grid to other Yorwaste sites and/or other clients via “sleeving” Power Purchase Agreements (PPA); or to adjacent sites via a Private Wire Agreement (PWA).

The data gathered included site energy consumption data, grid connection and electricity supply arrangements, local electricity distribution network capacity and network constraints, and an understanding of the landfill sites, their boundaries and local areas.

Further data was acquired during the course of the study including energy and vehicle fuelling requirements of Yorwaste, City of York Council (CYC) and North Yorkshire County Council (NYCC). This extended to consideration of other possible users of energy and fuel, for example at Harewood Whin for Pullman Coaches and the Poppleton Park and Ride (PP&R) scheme.

An overview of the options analysis is provided in the Table below.

Table 4: Summary of opportunities at Harewood Whin

Technology	Description	Cost	Carbon saving
Solar	**28MW Solar** Report outlined that up to 28MW of solar PV capacity could be delivered. A smaller scale array could meet the existing on-site demand or any additional on-site demand from new technologies installed such as EV charging, hydrogen electrolysers, or battery storage.	The estimated capital cost of delivering 28MW of solar PV is between £17m and £25m.	A standalone 28MW solar array could generate up to 28.7GWhs of electricity per annum and result in 5,947 tCO_2e savings per annum.
Wind	**4MW Wind** A high-level assessment was undertaken to determine suitability for wind generation, concluding that 4MW could be installed. Due to longer planning requirements and low likelihood of securing planning approval, wind is only considered as part of a future phase of development.	The estimated capital cost of delivering 4MW of onshore wind is between £4m - £6m.	4MW wind could generate up to 10.51GWhs of electricity and result in 2,178 tCO_2e savings per annum.
Green Hydrogen	**6MW Hydrogen and 5,060kg Storage**	The cost required to develop a	Saving associated with renewable

Technology	Description	Cost	Carbon saving
	The green hydrogen production facility could operate based on Proton Exchange Membrane (PEM) technology with a predicted capacity to supply up to 345,525kg of hydrogen per year. A 6MW hydrogen electrolyser installation would require 23,230 MWh of electricity to operate which could be met by the electricity output from on-site solar PV and/or wind turbines. The hydrogen that is produced could be used to provide fuelling for CYC vehicles or third party offtakers.	6MW hydrogen refuelling station is estimated to be £6m - £7m.	production of 23,230 MWh.
Battery storage	The proposed solution would be charged from the onsite generation to be released at a later time, when generation is less than demand. This would help to increase the site's own consumption and generate significant savings on electricity costs rather than earning revenue from exporting to the grid at lower rates.	The assessment into cost and carbon requires further information, such as capacity, energy demand on site and potential over-generation.	
EV Charging infrastructure	The feasibility study identified that there may be an opportunity to create a new "Park & Charge" facility in the front field of the Harewood Whin site. Such a site could be developed as a joint EV and hydrogen refuelling station, with the addition of piped hydrogen from Harewood Whin.	The assessment into cost and carbon requires detail on the facility type, for example the fees associated with a park and charge and the source of this electricity.	
Council depot location	. The opportunity to relocate the council's depot from Hazel Court to Harewood Whin was also considered as part of the long-list of options.	Cost saving to be determined.	Considered fuel and carbon savings
Council depot EV charging	By transforming fleet to EV, renewable generation could then be used to fuel these vehicles at the Harewood whin site. However, the Harewood Whin site would not be considered appropriate for an electrified fleet of vehicles belonging to the council or Yorwaste. This is because fleet vehicles are used during the day, when solar energy is created. The demand generation profile would not be beneficial for this solution.	It is estimated that fuel costs could fall by ~80% if fuelled by renewable electricity generated on-site.	Not considered feasible.

4.1.1 Phasing of Options

The conclusions of the feasibility study at the time of reporting are as follows:

- Installing the maximum PV solar system of 28MW provides an Internal Rate of Return (IRR) of 5.0%, so is considered a feasible option;
- Adding 4MW of wind generation increases IRR to 7.6% and is therefore financially appropriate to pursue;
- Adding battery storage to a 28MW solar array reduces IRR and therefore currently does not appear to be an advantageous application;

- Targeted Hydrogen (H_2) production delivering vehicle fuel produces an IRR of 7.7%;
- Supplying a possible Private Wire scheme and H_2 production produces an IRR of 8.1%;
- Adding 4MW wind generation to the above produces and IRR of 8.9%.

Due to longer planning timescales for wind or lower likelihood of planning approval, installing solar PV initially was seen as beneficial due to stand-alone positive IRRs. Successively larger schemes of solar PV for export only will reduce IRR.

A phased approach to implementation of technologies on site was recommended, up to an “end game” scenario where a full 28MW solar array, 4MW of wind and up to 6MW of Hydrogen and 5060kg of Storage.

To meet on site consumption demand on site, Phase 1 recommended two 0.65MWp PV systems, which would supply >50% of all Yorwaste’s electricity consumption. The initial 2x0.65MW scheme is intended to connect 2 separate MPANs at a low voltage connection to the grid. This was considered above a 28MW PV scheme which will require connection at higher voltage and will require additional network reinforcement and configuration.

Phase 2a of the plan recommended the implementation of Hydrogen and Storage technologies on site, alongside the move of the Refuse Collection Vehicle (RCV) depot from its current location at Hazel Court. This move would have to coincide with the upgrade of RCV fleet to EV.

A summary of the feasibility report options appraisal is provided below which outlines the key scenarios the site could implement, establishing the capital costs for technology solutions identified as well as integration and operational costs as necessary. Output efficiencies and component replacements were considered across a presumed 25-year operational life to determine costs. The report provided costs for the options, which included grid reinforcement at the time of the report.

Table 5: Feasibility options appraisal shortlist

Option	Capex	Import average MWh pa	Export Average MWh pa	Average tonnes CO_2e saved pa	Scheme IRR*
S1. 28MW solar	£32,771,264	5	28,669	6,625	5.0%
S2. 28MW solar, 4MW wind	£37,200,594	14	42,941	9,921	7.6%
S3. 28MW solar, battery storage	£34,257,601	12	27,787	6,600	4.9%
S12. 28MW solar, 6MW Hydrogen	£47,450,865	5,925	11,121	5,406	7.7%
S15. 28MW solar, 6MW Hydrogen, Private Wire	£47,473,195	6,294	10,179	5,356	8.1%
S20. 28MW solar, 4MW wind, 6MW Hydrogen, Private Wire	£52,092,432	942	16,425	8,510	8.9%

** These results are directly sourced from the feasibility study and have not been tested. Relevant further analysis will be undertaken during the options development study.*

The report outcomes were as follows:

- Installation is proposed to be rolled out in stages, firstly to meet onsite load of Yorwaste;
- Adding battery storage reduces IRR and therefore currently does not appear to be an advantageous;
- A secured market and volume opportunity for hydrogen use is required before determining the optimum hydrogen production requirement;
- The additional application of a private wire scheme increases returns.

The landfill site has undulating ground and in most areas is grown over with grasses and weeds. This would not provide any issues in terms of installing a large-scale solar PV array but may increase upfront costs of installation. The landfill will continue to settle over the next 20 years, which will be considered when designing the solar PV infrastructure.

For the larger installations if substantial amounts of electricity are to be exported, this would require some major infrastructure work by the district network operator Northern Power Grid.

4.2 Inclusion of Fleet EV charging

The feasibility assessment considered EV charging points on the Harewood Whin site for an electrified fleet of vehicles belonging to either Yorwaste or Local Authorities. However, it was deemed not to be suitable as such vehicles will be utilised during the day and not generally available for charging from a PV array, without the use of an energy storage device.

It was considered there would be opportunity of establishing a private wire 11kV network from Harewood Whin to the Poppleton Park and Ride (PP&R) site, that has been established by CYC as an EV charging “HyperHub”.

4.3 Battery storage

Energy storage is recognised as a key technology required to support the transition to a low carbon energy system, maintaining grid stability as intermittent renewables become widespread. The feasibility report included the modelling of battery storage with solar, however this reduced the IRR and currently doesn’t look to be advantageous. Options for battery storage should be reviewed as technology advances.

4.4 Additional opportunities

The feasibility report outlined that given that Harewood Whin already has landfill gas generators on-site and these have a finite operational and/or commercial life, there may be some opportunity to sell hydrogen as a fuel to these generators. Currently, the landfill gas produced onsite is sold to two third parties who use this gas as fuel to generate electricity using generators located on the south of site. The third parties supply some energy to the site, and the rest of the generated electricity is sold to the grid. The installed engine capacity is 0.7MW, and the average export to the grid is 190kWh of a total 225kWh produced by the generators. The generators hold a grid connection with a 1MW export capacity, and 30kW import capacity.

4.5 Grid constraints

G99 applications are processed in the order in which they are accepted by the DNO. Securing schemes early can therefore have a material effect on the ultimate costs of the proposed phases.

Over the period of developing the feasibility study, it is understood that Northern Powergrid had made five offers for generation connection to the Poppleton Substation, which would increase the price of Private Wire and grid connection schemes at Harewood Whin.

5 Yorwaste Planning and Environmental Baseline

5.1 Recent Planning History

In May 2023, a pre-application enquiry was submitted for a 28MW ground mounted solar PV system by Yorwaste at Harewood Whin. Pre-application advice was received in highlighting potential challenges with the site being located in the green belt and impacts to the visual landscape, ecology, local transport and flood risk.

Following this, a planning application, reference 23/01732/FULM, was submitted in September 2023. The planning application included an assessment of following environmental aspects:

- Heritage Statement
- Flood Risk and Drainage Strategy
- Transport Statement
- Landscape and Visual Impact Assessment
- Ecological Impact Assessment
- Biodiversity Net Gain (BNG) Assessment
- Glint and Glare Assessment
- Arboricultural Assessment

Whilst the heritage, flood risk, and arboriculture assessments did not identify any potential concerns, the biodiversity (ecology and BNG), transport, glint and glare and landscape and visual impact assessments did identify potential issues. These are summarised in the following sections. A summary of the Planning Statement is also provided.

5.1.1 Planning Statement

A Planning Statement was submitted to support the planning application for the proposed 28MW ground mounted Solar Development, including associated substation and infrastructure. The development could provide power for approximately 11,000 homes and would provide an annual carbon saving of approximately 6,000 tonnes per annum. The development comprises a series of PV arrays, cabling, necessary access roads, security fencing and associated substation buildings. Upon installation, the energy created is proposed to be fed into the grid. The development was proposed to comprise approximately 1,599 PV panels, positioned in a way that reduced the view of the panels from the surrounding area.

The development was proposed with a minimum term of 40 years, following which it would be decommissioned, and land would be restored, therefore effects on the landscape are not permanent. A 10% biodiversity net gain is also to be provided as part of the development to support the application.

5.1.2 Strategic Planning Implications - Green Belt

York currently does not have defined Green Belt (GB) boundaries, however these will be set following adoption of the upcoming Local Plan (LP). The LP will likely be adopted in Q2 2025 flowing an inspector's report and subsequent confirmation of the exact location of GB boundaries.

It is expected that GB boundaries surrounding Harewood Whin will be in line with those proposed below. The green area defines the GB with the red star locating Harewood Whin waste and recycling centre. All of the Harewood Whin area is within the Green Belt with boundaries up to Rufforth Village (which excluded from the GB).

Figure 8 Harewood Whin Green Belt



Any future use or development of Harewood Whin would need to comply with GB policy. The National Planning Policy Framework (NPPF) identifies that most development in the GB is inappropriate except for certain circumstances (as found in para.154 of the NPPF). Development in the Green Belt should therefore be refused unless very special circumstances can be shown – these are unique and exceptional conditions which would justify contravening GB policy. Harewood Whin planning applications would be considered against the NPPF.

There is potentially another option to reconsider the GB boundaries at the Harewood Whin site through a Local Plan review. This could propose 'Grey Belt' areas, where land has been previously developed and/or does not strongly contribute to GB and/or show where there is evidence and a justified need to release land from the GB, to meet an identified development need.

The NPPF (para.148) suggests that where it's necessary to release GB for development, plans should prioritise previously developed land first, grey belt second and finally other GB locations. It also requires that sites are, or can be made, sustainable particularly in relation to transport. The NPPF identifies that previously developed land does not include land that has been developed for waste disposal by landfill where provision for restoration has been made though a planning application.

In short, GB land can be released in exceptional circumstances via a LP review where a need has been identified which cannot be addressed elsewhere. Any development at Harewood Whin should be able to show that it has considered other options before releasing GB, which should be considered in a sequential way starting with previously developed land (PDL) in the GB, then non PDL in the GB and finally other GB locations.

5.1.3 Biodiversity

The Ecological Appraisal was undertaken to build an understanding of the current ecological condition of the site. In general, the Ecological Appraisal foresaw it is anticipated that "proposals may proceed while minimising significant adverse effect on notable species and/or habitats". No signs of great crested newts, otters, reptiles, water voles or white clawed crayfish or other national priority species were found except for badgers, which are believed to commute through the site but not have setts present, and bats. To mitigate

risks to bat habitats its suggested that any lighting that is subsequently proposed should be below 1 lux 5 from the light source and below 2 meters in height, with warm light low UV LEDs used with cowls.

The Breeding Bird Survey identified multiple species of national priority breeding birds within the site, namely bullfinches, dunnocks, grasshopper warblers, linnets, grey partridge, reed buntings, skylarks and song thrushes, making the site “likely to be of parish value and possibly up to district value”. Impacts on these species can be mitigated by installation of bird boxes, however it could be a major obstacle for installing wind turbines which have a higher impact on birds than Solar PV.

In terms of habitats present on the site, it was found to be a mosaic of open habitats, depending on how recently they were restored from being landfill, with most habitats currently of low ecological value. It was suggested to retain wildflower grasslands, ponds, scrub and woodland areas where possible and replace any removed trees at a 2:1 ratio.

Figure 9: Site habitat map



The Biodiversity Net Gain (BNG) assessment for the planning application outlines how the project can meet BNG legislation. It recommends wildflower planting and seasonal harrowing of the existing grasslands as they are currently lacking in diversity. Additionally, new native hedgerows are proposed to be planted around the perimeter of the solar panels. The grassland underneath the proposed solar panels wasn’t covered in the BNG because the impact of the panels is poorly understood, and the waterway wasn’t covered because the development was not proposed to come within 10m of its banks.

Figure 10: Site Biodiversity Net Gain plan



5.1.4 Transport

Currently, Yorwaste vehicles using the site have an agreement to avoid routing through Rufforth when accessing the A1(M) as the village has historically been limited from HGVs. The transport statement confirms this will also be asked of vehicles using the site during construction of the new solar farm. It's not predicted that the presence of the solar farm will impact traffic to the site once its constructed, however this limitation may be a factor if the site is used for York City Council's fleet.

5.1.5 Landscape and Visual

The submitted Landscape and Visual Impact Appraisal suggests that, despite the site being on raised land, the surrounding trees will limit visibility from the routes around the site, with only glimpses of the panels likely to be visible from most routes around the site, however this factor would likely change if wind turbines were installed.

Rufforth with Knapton Parish Council, Hessay Parish Council, along with 21 responses from local residents, are supportive of the Yorwaste application. Most support responses highlighted that the project is not visible from residential properties, didn't impact agricultural land, makes use of brownfield, and/or provides wildlife corridors.

However, this support is mainly framed against the Solar2 project, with many responses referring to Solar2 as "the alternative" proposal and the Parish Council's response suggesting that limited grid capacity makes them mutually exclusive. This is a misunderstanding of the planning process as one application has no impact on the other. Additionally, while the grid may not currently have capacity for both, uprating the existing infrastructure could be an option and grid capacity is outside the scope of local planning authorities so this wouldn't be a reason for rejection or approval regardless. The Solar2 project has received planning approval since these responses were submitted so there is a possibility residents may be less supportive if this project goes ahead as well as, rather than instead of, Solar2.

The main objection to the planning application comes from the two airfields near the site, Rufforth East and West. Both objected to the initial Glint and Glare Assessment as they weren't consulted for their specific requirements, with Rufforth East additionally stating that the impact of emergency landings, ground obstacles, and bird strikes hadn't been considered. In response to this a new technical note was submitted for each airfield in May 2024, which suggested there would only be a small amount of yellow level glare (i.e. glare that leaves a temporary after-image) visible when flying to or from either airfield and only for a limited amount of time per year and in worse case conditions. Rufforth East objected for a second time in reply to the technical note.

Figure 11: Site plan with solar panel orientation revised to reduce glint and glare



Another glint and glare assessment was submitted in August 2024, which suggested a panel angle of 146.25° would eliminate yellow glint and glare completely. Rufforth West Airfield responded that they would support the proposal with the new angle, while Rufforth East Airfield objected a second time, as the modelling was performed at “ground level” while the site is significantly above ground level due to the capped landfill topography of the mounds.

Further discussions into early 2025 have resulted in an update from Yorwaste, who report that the planning application is likely to be updated to omit the eastmost section of the solar development (shown on the right side of Figure 10), as the airfield’s glint and glare concerns persist for that section. The section could then be developed later as a standalone planning application, whilst the revised planning application for the two other sections of solar are now able to be submitted without complaint from the airfield.

5.2 Environmental Background

5.2.1 Permits

Harewood Whin’s history as a landfill means that careful consideration of its environmental baseline is necessary in weighing up options for the future of the site. In the United Kingdom, closed landfill sites are subject to a range of regulations designed to minimise environmental and public health risks. Key aspects of the regulatory framework include the Environmental Protection Act 1990, which requires operators to manage pollution risks, including leachate and gas emissions, for closed landfill sites.

Other relevant regulations include the Landfill Directive (1999/31/EC), which covers waste acceptance criteria, landfill gas management, and post-closure monitoring; the Landfill (England and Wales) Regulations 2002, which set out the requirements for landfill operators regarding the closure, aftercare, and monitoring of landfill sites; and the Pollution Prevention and Control (PPC), which ensures that closed landfill sites are monitored for emissions, and for the integrity of waste containment systems. Yorwaste holds an environmental permit (Ref. EPR/BK0507IB/V006) for the management and operation of Harewood Whin in accordance with a management system that minimises risks of pollution. It includes provisions on management, finance, energy efficiency, efficient use of raw materials, and avoidance, recovery and disposal of wastes produced by the necessary onsite activities. Limits are placed on the site in terms of waste acceptance, leachate levels, emissions, odour, noise and vibration, pests, with each being monitored throughout the year to remain within permitted levels which are reported to the Environment Agency each January.

5.2.2 Ground Conditions

The geology of Harewood Whin has been reviewed by Arcadis using online information including the BGS geology viewer. There is no superficial aquifer beneath the site, with the superficial layer being made up of silty clay from the Alne Glaciolacustrine Formation. A principal bedrock aquifer underlies the site, consisting of sandstone from the Sherwood Sandstone Group.

From a review of historical planning documents related to the planning application for a solar farm on the site, a Phase II ground investigation was identified. The report, produced by Solmek in 2016 as part of planning application 16/00357/FULM for a proposed waste transfer and recovery station. Four boreholes and three groundwater and ground gas pipes were created onsite, encountering made ground, clay primarily. Groundwater was recorded in all boreholes at between 5.80m - 6.60m below ground level. Samples were tested for suite of contamination types, with no levels raised above commercial thresholds identified. One borehole detected chrysotile asbestos fibres, but the report concluded that Harewood Whin is unlikely to pose a risk to current and future site users based on the testing undertaken. A previous study by City of York Council in 2012 found that the site was not identified as contaminated land as defined by the relevant regulations.

A Gas Risk Mitigation Report has been identified on the planning portal, submitted as part of planning application 16/00357/FULM. Produced by Solmek in 2016, the report details four monitoring visits in 2016 to assess Harewood Whin (specifically limited to the footprint of the waste transfer station). The reported gas

screening values placed the site in Characteristic Situation 1, the lowest risk classification for ground gas, and recommended no special precautions in the design or construction of the waste transfer station.

5.2.3 Water and Flooding

A number of relevant water features have been identified onsite and in the surrounding area, including:

- Onsite: Watercourse known as The Foss or Foss Dike (a tributary of the River Ouse), surface water storage lagoons at the eastern end of the site, leachate ponds, and other small drains and ponds that exist across the site
- Offsite: Sewage works to the north of the site, other drainage from surrounding fields including Smawith Dike and Moor Lane Drain

A flood risk assessment submitted as part of planning application 23/01732/FULM in September 2023 has been reviewed. The assessment analyses the Environment Agency Flood Map for Planning which indicates that the majority of the Site is designated Flood Zone 1 and therefore at low risk of fluvial flooding. Land designated Flood Zone 1 is defined by the Environment Agency as 'land having a less than 1 in 1,000 annual probability flooding from river or sea'. The Foss and a section in the north of the site are designated as Flood Zone 3 and therefore considered to be at high risk of fluvial flooding. However, the report considers that the mapping is inconsistent with the current day capped landfill topography, stating that with updated topography data, the entire site is within Flood Zone 1.

Surface water flood risk was also explored, with the report identifying areas from low to high risk across the site. The same issue was encountered here, with EA mapping not corresponding to the current day capped mounds. The report reviewed site topography and indicated that, with the exception of a high risk section at the north western site boundary and a low risk zone to the east, the EA mapping was consistent with current day topography.

Arcadis also reviewed the most up to date government flood risk mapping online, finding that the majority of the site is not at risk of flooding from surface water. The mapped surface water flood risk displayed in Figure 12.

Figure 12: UK Government flood risk mapping of the site[1]



[1] taken from https://check-long-term-flood-risk.service.gov.uk/

As part of the proposed solar development, the report recommended a Sustainable Urban Drainage System (SUDS) be developed onsite, ensuring that site surface water would be discharged to the existing field drainage system off-site at current greenfield rates, and that water treatment would be used to mitigate risk of off-Site pollutant migration.

In Arcadis' engagement with site operatives, surface water flooding has been raised as an issue impacting the site, and as such, further investigation into flood risk to any options considered for development onsite will be necessary as part of the planning process.

5.2.4 Other Environmental Considerations

The site is subject to monitoring and reporting of a number of factors, and as such an accurate baseline for activities onsite is able from Yorwaste. Initial online searches have identified documents, including an environmental statement, submitted as part of planning application 16/00357/FULM ("for the construction of a waste transfer station with associated ancillary buildings, hard-standings, car parking and alterations to access"), submitted in February 2016, that has been used to inform the environmental baseline for the site.

These sources highlight that several sources of odour have been identified in the vicinity of Harewood Whin; these include the capped landfill, the waste transfer station, the unmanned sewage treatment works to the north of the site, agricultural activities on surrounding land, and a small waste transfer station located on Rufforth airfield, south of the site. In the past, landfilling operations at Harewood Whin have received odour complaints from residents of Rufforth, Acomb, Knapton and Chapel Fields, with investigations attributing the odour to the waste landfill operations and fugitive emissions of landfill gas.

Noise sources impacting the surrounding area of the site include road traffic, aircraft, agricultural activities and wildlife. Onsite activities are reportedly audible at some of the nearby properties, however the site complies with noise limits at all specified locations monitored.

The site sits within the York green belt, surrounded by primarily agricultural land. No features of designated nature conservation interest were identified onsite. However, there are four statutory designated sites of nature conservation interest within 5km of the site and a further three non-statutory designated sites within 2km. Harewood Whin is covered by a mixture of capped landfill, buildings and hardstanding, and areas of grassland with occasional trees. The Environmental Statement identified two semi-mature plantation woodland blocks within the site, and the site boundary is covered with trees and hedgerow (perimeter screen bunds) to shield the site from view, with especially dense woodland alongside the southern boundary of the site, bordering the B1224.

A previous Preliminary Unexploded Ordnance risk assessment carried out in 2012 found that Harewood Whin contained buildings related to RAF Rufforth during World War Two, with a bomb dump located south of the site on the airfield. However, the site was considered by the assessment to be in an area of low bombing density.

6 Energy Demand Offtakers

6.1 City of York Energy Offtaker

6.1.1 Electricity Demand

Installing renewable energy at HW offers the potential to serve CYC energy demand (either directly or through the electricity network) and support decarbonisation towards the City's target to be net zero by 2030 (CYC Climate Change Strategy 2022-2032). This section outlines the current CYC's energy demand and procurement process. CYC's operations are spread across the York area, with the assets with the highest demand outlined below:

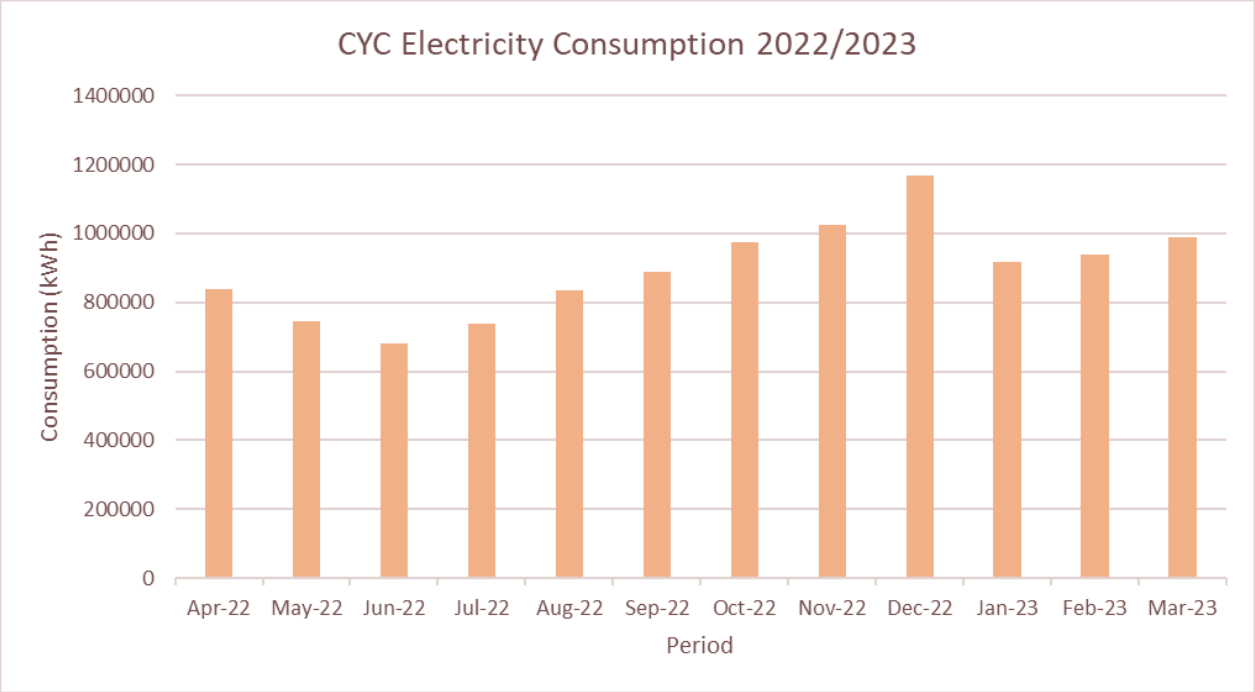
Table 6: Annual electricity and gas consumption for CYC 2022-2023

Location	Annual Electricity consumption (kWh) (22/23)	Annual Gas consumption (kWh) (22/23)
West Offices	1,552,092	1,414,789
Hazel Court	414,701	396,929
Amy Johnson Way	217,413	No gas
Crematorium	119,026	923,163
Total (Including other assets)	**10,344,485**	**10,052,383**

The costs associated with this consumption in 2022/2023 were £3.6m for electricity, and £1.37m for gas; a total of £5,017,737. Both electricity and gas consumption are expected to increase slightly for the year 2023/2024. CYC purchases energy through a YPO/nPower framework as detailed in Section 6.1.2.

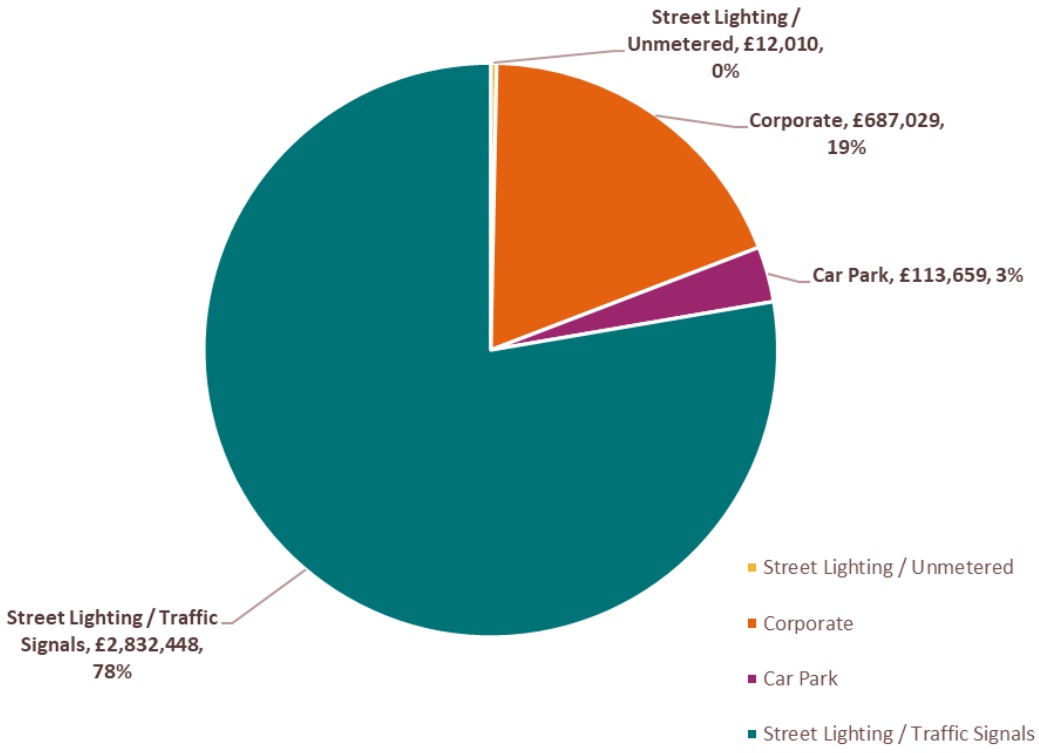
For data taken from 2022/2023, seasonal variation in electricity demand is between ~680,000 kWh in June and ~1,160,000 kWh in December. This is roughly a 40% increase in demand in December. Variation across the period is shown in Figure 13.

Figure 13: CYC Electricity consumption 2022/23



The electricity demand and, therefore, costs are made up of different service areas (corporate, street lighting, car parking, traffic signals) with separate contracts and prices paid. The breakdown of costs for the period 22/23 is shown in Figure 14.

Figure 14: CYC Annual Electricity Costs 2022/23



Energy prices have been volatile due to geopolitical instability surrounding the Ukraine war, COVID, and more, and so a future move away from gas to electrified heating powered by a green energy park could provide savings, resilience and contribute to the decarbonisation goals of the council.

6.1.2 CYC Electricity Procurement - YPO and nPower

The Yorkshire Purchasing Organisation (YPO) is a publicly owned central purchasing body that facilitates electricity consumption framework tariffs for a group of customers in the region. CYC is currently supplied electricity through a YPO framework (Electricity and Ancillary Services – 1100) supplied by nPower. The YPO/nPower framework supplies electricity to a basket of like-minded public sector organisations totalling 496m kWh/yr. The framework runs from 1st April 2023-31st March 2027 with 2x24 month extension options available after this date.

Current electricity consumption rates are 8.81p/kWh for 2025-2026 (commodity charge) with up to 100% of the rate fixed for the year to keep costs and forecasts constant for CYC. Current non-commodity charges are 13.76p/kWh (2025-2026) and Renewable Energy Guarantees of Origin (REGO) charges are 1.25p/kWh, ensuring 40% of CYC electricity is derived from green generation.

Options are available through the YPO/nPower framework to offset CYC current electricity consumption with potential CYC green electricity generation at Harewood Whin or to other offtakers via Purchase Power Agreements (PPA's).

6.1.3 CYC Fleet

One of the options to be explored is the potential to use renewable electricity generated by the energy park to charge electric vehicles that use the site. This could include waste vehicles, third party offtakers, and the CYC fleet.

The CYC fleet is currently stationed at Hazel Court in York, which the council owns and uses as a depot and office space for their operations. Hazel Court is reportedly at capacity for vehicle storage and charging infrastructure, necessitating a new depot in future, with the council is exploring options for future depot space, anticipating an increase in fleet size as council services expand with housing growth. The council fleet is currently in the process of being partially switched to electric vehicles in support of achieving carbon neutrality by 2030, with the smaller (<3.5 tonnes) vehicles being transitioned, and the larger vehicles in the fleet up for renewal in 2027 when a decision will be made on electrification of the HGVs.

Hazel Court contains an eight-bay workshop, a Jewson, offices, parking space and EV charging infrastructure, with the waste fleet, building services, highways fleet and more council vehicles operating out of it. Up to 350 onsite staff, and 18 contractors operate from the depot daily. Hazel Court's electricity costs were £150,926 in 2023/24, including the charging of EVs onsite, with this cost likely to increase as the council transitions to a higher proportion of EVs. The site is located 6.5km to the east of Harewood Whin, with vehicles stationed there being used for the council's operations in waste, maintenance, personnel transport and more. The potential to move some or all of the council's growing EV fleet to Harewood Whin would alleviate pressure on Hazel Court and allow room to expand the fleet in the coming years.

The current CYC fleet consists of ~240 road vehicles, all owned by the council, undertaking ~3600 journeys and travelling 100,000 miles each month, with a schedule to invest in switching a portion of the fleet to EVs. Fleet data has been provided and lists 162 car/van/buses (<3.5 tonnes), and 66 HGVs (>3.5 tonnes) within the fleet, 34 of which are part of the waste fleet. Fleet management reported that 95% of <3.5 tonne vehicles will have transitioned to electric by the end of 2025, and that Hazel Court has the EV charging capacity to support this transition, with a 250kVA capacity onsite. EV infrastructure to serve the fleet of smaller vehicles at Hazel Court was installed in 2021, including 35 Pulse7 7kW chargers with two sockets each, and 10 UltraCharge 50kW chargers, with a total cost of £1.12 million. The council own and operate these chargers, however fleet management reported that the charger provider (currently BP pulse) is likely to change in 2025 via a retender. For the HGVs in the fleet, the transition is slower, with two EV HGVs currently used in the waste fleet and charged at Hazel Court, with mobile EV chargers for the EV HGVs used at Hazel Court. Staff have reported operational issues with the EV refuse collection vehicles, specifically with range and faults with the chargers. Cost and range are reportedly prohibitive factors for the total transition of HGVs to electric, and the council is waiting until 2027 to reassess, when a large proportion of the current ICE fleet is scheduled for renewal. The council report costs of £220,000 for new diesel waste vehicles, and £450,000 - 500,000 for EV

waste vehicles. Hydrogen vehicles are the most expensive option, with an estimated cost of £900,000 with the maintenance package included. Fleet management at Hazel Court reported a high-level approximate cost for transitioning the waste fleet of HGVs to EV before 2030 of ~£17.5 m for 34 waste HGVs, which are currently due to be replaced before 2030. 30 further HGVs outside of the waste fleet are due to be replaced in 2030 – 2033. Online sources including previous projects on the transition of council refuse collection vehicle fleets to electric or hydrogen estimate the cost of a new electric waste HGV to be £400,000 (the Dennis Eagle 'eCollect'), and the cost of a hydrogen waste HGV to be £620,000 – 850,000.

The council's waste operations are a mixture of refuse, garden waste, and recycling, with 200 employees spread across 30 waste crews. Collection is primarily domestic; however, two crews operate commercial collection. 33 waste HGVs make two trips daily to Harewood Whin, five days a week. These vehicles must tip before returning to Hazel Court due to fire risk restrictions. With the Hazel Court depot being at capacity, and fleet expansion expected in the coming years, a relocation of some, or all, of the waste fleet to Harewood Whin has been considered a number of times in the last decade. Engagement with fleet management identified issues with relocation including increased commuter distance, and the added travel time to Hazel Court workshops for maintenance, which is required every 6-7 weeks for waste HGVs.

In 2022/23 the council's fleet consumed 654,586 litres of diesel and petrol. It has previously been estimated that fuel costs could fall by as much as 80% if the fleet was powered by renewable electricity generated onsite, with other benefits including reduced journey's travelled, and operational savings. Currently (and historically during the use of Harewood Whin as a landfill), waste vehicles are prohibited from exiting the site onto the B1224 in the direction of Rufforth, to prevent negative impacts to the village. Impacts to local stakeholders will be considered when assessing the feasibility of moving vehicles to Harewood Whin.

6.1.4 Fleet Relocation: Hazel Court to Harewood Whin

It is understood that in anticipation of Hazel Court reaching capacity as a fleet depot, relocation of the CYC waste fleet and buses to Harewood Whin has been explored previously. Work was undertaken by City of York Council on the potential relocation of the council's waste fleet in 2020, producing a carbon and cost reduction plan report that initially proposed the idea, discussing the pros and cons of the relocation.
The report compared three options at a high level: a do nothing option, relocation of the fleet buses elsewhere, and relocation of the fleet and buses to Harewood Whin, with additional developments (other amenities and outcomes such as allotments, woodland, light industrial units and housing). The report was a bid for funding from the combined local enterprise partners, however it did not receive funding.

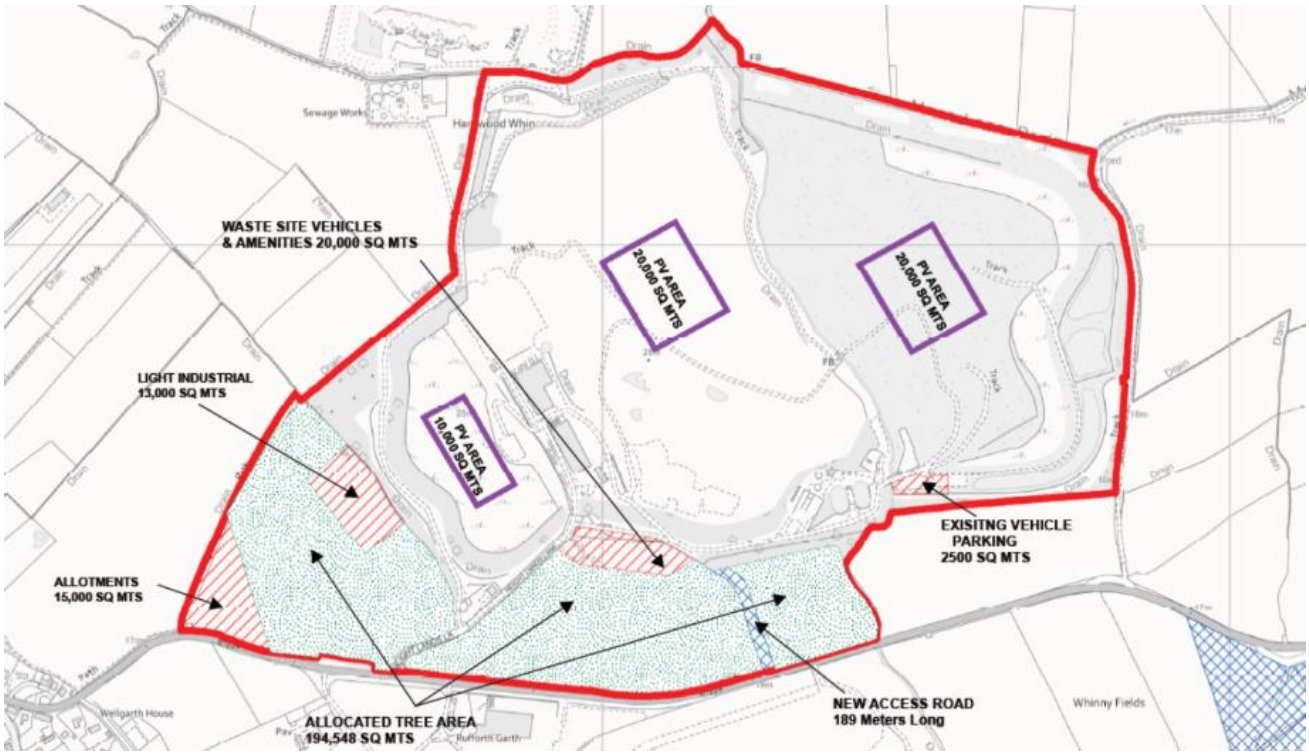
It is worth noting that the report is now outdated, estimating costs for a smaller fleet of council waste vehicles, and in the context of a less constrained grid. This means that the costs estimated are likely to have increased since 2020, but also the carbon savings. The report estimates that fewer miles would be travelled by the fleet if moved to Harewood Whin, resulting in carbon savings of 46 tonnes/yr and allowing for the opportunity to power the fleet via solar developed onsite. The report identified the largest risk as difficulty obtaining planning consent for a new depot at Harewood Whin, given that the site is situated within the green belt.

The report estimates the total capital cost of moving the fleet to be £19.2m, however this includes development of light industrial units, the purchase of more land for a depot and infrastructure, solar PV and other developments at Harewood Whin. Income from the proposed developments were estimated at £31m over 25 years, with more than half resulting from solar PV installed onsite selling electricity to the grid. Costs and payback were estimated for the project using values from the Energy Oasis feasibility study, and council Quantity Surveyor estimations. It was also recommended that the bus fleet serving the council (First Bus) be relocated to Harewood Whin, to free up land in York for residential development. The fleet has since been relocated to James St., and the previous depot at Hospital Fields Road redeveloped into homes.

Development of the depot at Harewood Whin was considered by the report to require the purchase of the fields to the south of Harewood Whin, and a new access road to alleviate the impact of increased traffic at the site. Since the report in 2020, the land allocated for use as allotments and trees has not been developed. The

hatched area shown below for light industrial units remains undeveloped, and is reportedly not the maximum area available for warehouse units, which could be powered by renewable energy generated onsite.

Figure 15: Plan showing the proposed areas allocated to different benefits, from the 2020 council report on fleet relocation.



6.2 Yorwaste Energy Offtaker

6.2.1 Yorwaste Electricity Demand

There are 4 Yorwaste MPAN locations on site, with a combined annual consumption of 962,670 kWh (2020/21). A previous feasibility study assessed the half hourly (HH) data for the site, showing high demand throughout the day between the hours of 7.30am and 7.30pm (peaking around 100kW per half hour). There are seasonal variations within this, with January showing the highest demand and July showing the lowest demand (peak of 55-60kW). Weekend demand is much lower, remaining around the baseload of 40kW throughout the day.

Table 7: Electricity demand on site (2020/2021)

Location	Annual consumption (kWh)	Maximum Demand (kW)
Amenity block	90,315	33.6
Leachate treatment	549,226	98.6
Cell 10	15,582	17.2
C&I Recycling	307,547	112.0
Total	**962,670**	**232.6**

Updated hourly data was provided for 2024 for three locations, totalling 684,490 kWh. The fourth location, Cell 10, was not included in the 2024 readings but represents a significantly lower percentage of the energy demand than the three sites analysed (2% in 20/21). Analysis on the three MPANs demand is presented below.

Table 8 Electricity demand on site (2024)

Location	Annual consumption (kWh)
Amenity block	73,300
Leachate treatment	298,152*
C&I Recycling	313,038
Total	**684,490**

**9 months actual, 3 months estimated*

The demand varies by weekday and weekend, with weekend demand lower except in the case of the leachate treatment process (see Figure 17, c). Baseload for all three locations sits around 50kW. Daylight hours, between 7am and 2pm, show a load of greater than 100kW. This is where solar may be able to provide the greatest site benefits.

Figure 16: Combined site location average electricity demand

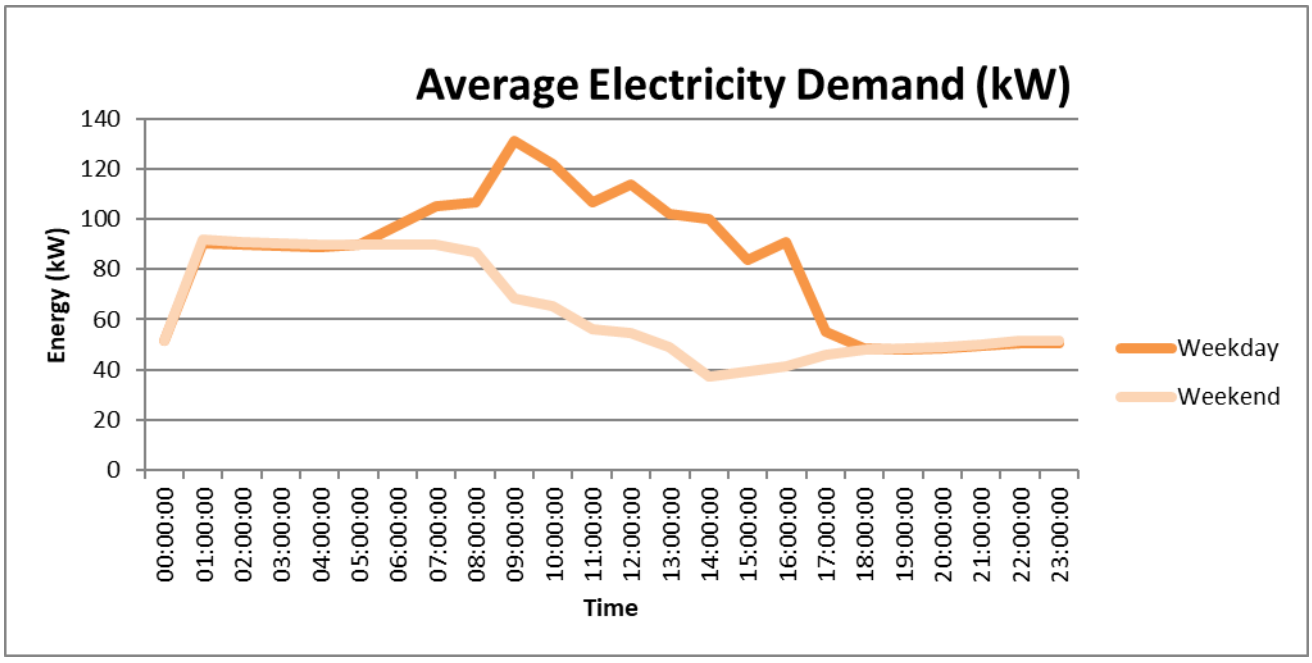
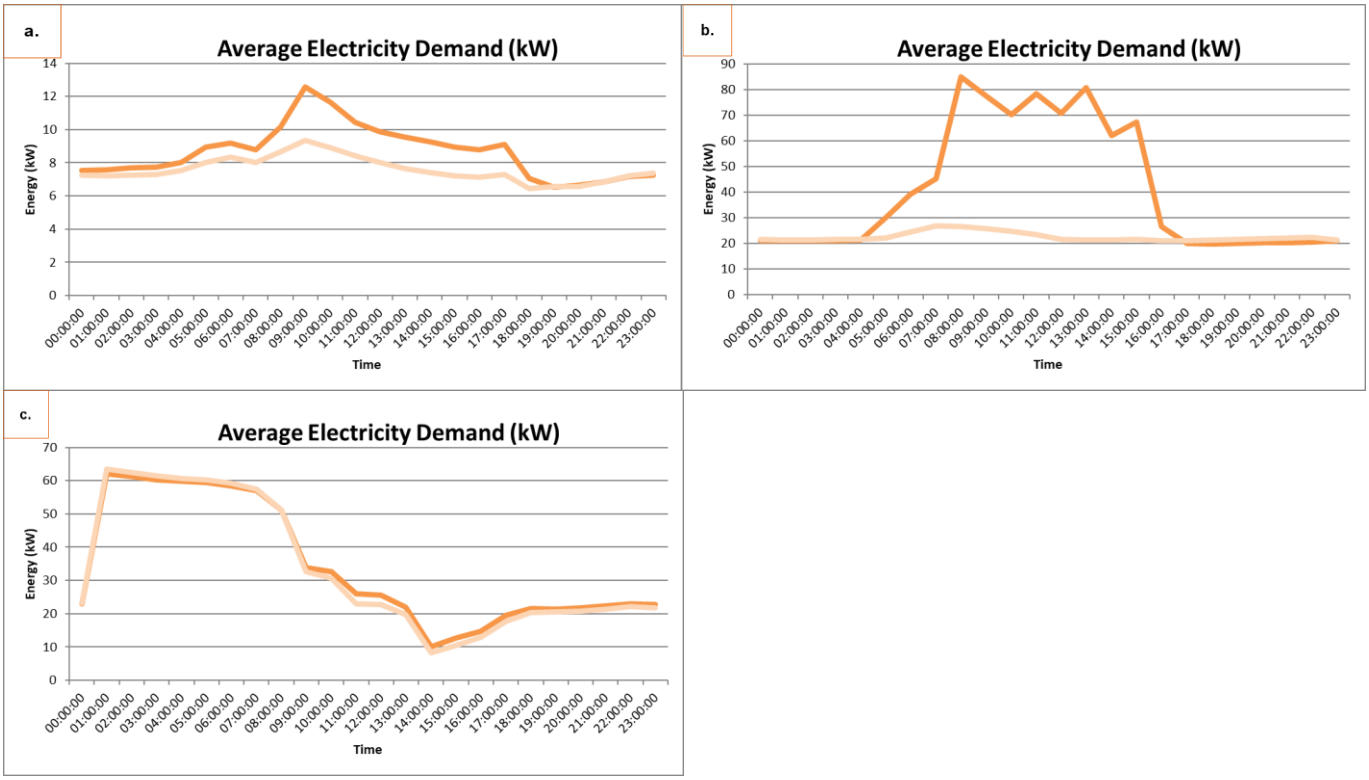
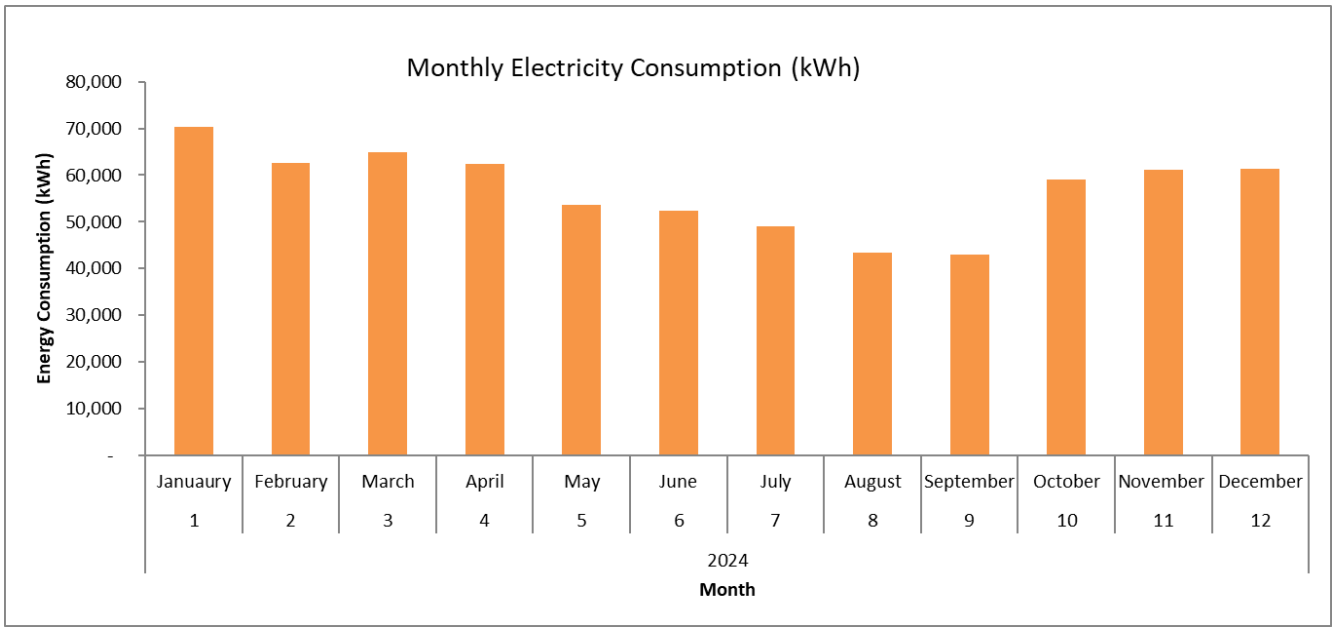


Figure 17 a) Amenity Block b) C&I Recycling and c) Leachate Treatment: Average Electricity demand



By looking at monthly demand, August (19,136kW) and September (17,086kW) have the lowest demand and March and October the highest (28,694kW).

Figure 18: Harewood Whin Monthly Electricity Consumption (2024)



Using the site energy demand, the feasibility study into the potential renewable energy sources at the Harewood Whin site indicated that a 428.5kWp system would provide 33.6% of the onsite demand with a payback of 6 years. A 1MW array was assessed to provide 50% of onsite demand, with a payback of 10 years and excess generation of 40% (export to the grid).

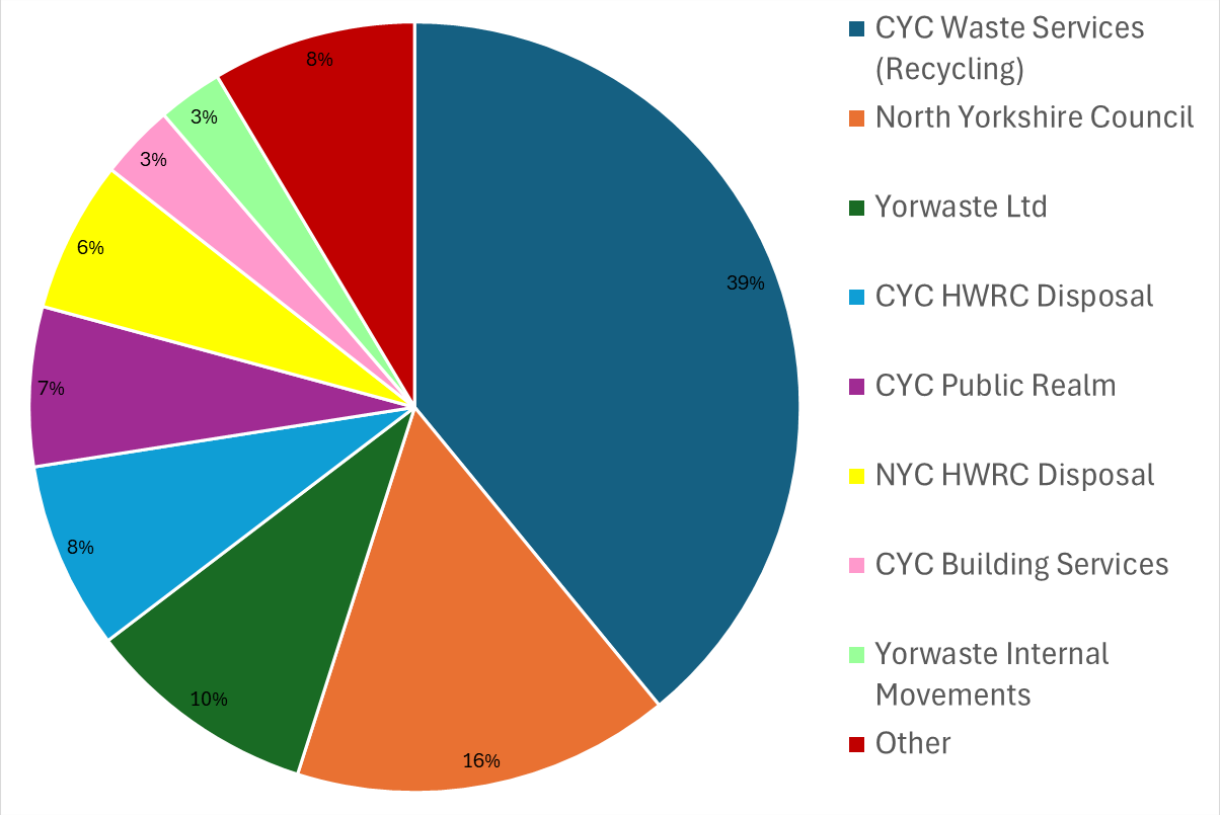
6.2.2 Other fleet information

A baseline is being established for other stakeholders that use the Harewood Whin site or operate in the local area, with the aim of exploring potential opportunities for offtakers from Harewood Whin for EV charging via PPA, or the storage of vehicles at a potential Harewood Whin depot.

Yorwaste operates a fleet of waste vehicles that make trips to Harewood Whin regularly. At present, Yorwaste has indicated that the company has no plans to decarbonise its fleet as part of the development of the GEP, and no plans to transition their HGV refuse fleet to EVs, despite the company having wider decarbonisation targets. Seventeen vehicles are currently stored onsite at Harewood Whin overnight, with more stored at several other sites, and are rotated between sites throughout their useful life. Yorwaste management stated that a partial transition to EVs would cause flexibility issues within the fleet, resulting in overall reduced capabilities. Fleet data provided shows that Yorwaste's fleet travels over 1,000,000 miles annually, including vehicles stored at Harewood Whin, Seamer, Tancred and Thirsk – corresponding to 1,543,934 $kgCO_2e$.

Yorwaste has provided weighbridge data on the vehicles that use the Harewood Whin site's waste transfer station. Over 45,000 trips to Harewood Whin are made annually, with analysis showing that CYC Waste Services are the most common user of the site, with 17,925 trips made to Harewood Whin and 39% of all trips. CYC fleets including Public Realm, Building Services and Household Waste Recycling Centre (HWRC) Disposal also use the site among the most often. NYCC and NYCC HWRC Disposal account for a combined 22% of trips to Harewood Whin. The 'Other' category is made up of companies that make less than 1000 trips to Harewood Whin per year, made up of 62 different entities, the greatest of which is Wetherby Skip Services Ltd at 523 trips.

Figure 19: Proportion of total trips (45,879) to Harewood Whin accounted for by different visitors in 2024



North Yorkshire Council (NYC) was formed in April 2023 and is a new unitary authority made up of eight previous councils. Selby District Council, now part of the NYC operates a fleet that using Harewood Whin as a waste transfer site. The fleet includes the route used for the previous services to Selby and may incorporate wider services under the auspices of the new unitary development.

Engagement with the team at NYC that used to deal with Selby District Council's waste management activities was undertaken was undertaken during the development of the baseline report. The consultation highlighted that the MYC waste fleet that uses Harwood Whin primarily operates on a four-day week, and uses Harewood Whin for tipping commercial waste, refuse, and green waste, with around 13 vehicles tipping twice a day at the site. These vehicles are primarily 26t refuse trucks and are not yet being transitioned to electric vehicles. The fleet currently resides at Prospect Way, and collects waste from a large but sparse area, meaning that ICE vehicles are still favoured for the operation. The potential to relocate a proportion of the NYC waste fleet to Harewood Whin has been discussed, and issues were raised in relation to impact on commuters, and increased round trip distances for the fleet.

6.3 First Bus - Energy Offtaker

First Bus operate the council's bus services and use a depot at James St. in York in close proximity to Hazel Court, as well as a recently acquired subsidiary coach depot (York Pullman) adjacent south of Harewood Whin.

The First Bus fleet in York is electrified, however the recently acquired York Pullman coach fleet still uses ICE. Their net zero goal is 2035. Discussions with First Bus on partnership and mutual benefit are ongoing in relation to supporting CYC fleet decarbonisation, sharing charging infrastructure, and the option of charging vehicles at Harewood Whin or the adjacent coach depot. First Bus operate 80 buses in York, stored at the James St. depot or the five park and ride depots. The fleet is entirely electric, with the company aiming for net zero by 2035. The company has a partnership with the council, operating the bus services in the city and supplying buses to the CYC P&R operation. All of the buses are stored and charged at James St., and legal difficulties have been reported when trying to develop EV charging infrastructure at the P&R sites. The James St. depot utilises ~40 150kW chargers, and charge the buses daily, taking up to 4 hours. The buses can travel 150-250 miles daily, and due to the low mileage of the operation, they are able to perform the same routes as historical ICE vehicles used.

First Bus also own a subsidiary, York Pullman Coaches, which operates out of a depot on Wetherby Road, just south of the Harewood Whin Site. First Bus reported that the York Pullman fleet is not yet electrified, with only one EV coach charged onsite: a Yutong TCe12 that can travel over 200 miles, and requires two hours to charge at the depot. For longer range journey profiles typical of a coach fleet, EVs are not yet feasible. The York Pullman depot is estimated to house 30-40 coaches with varied mileage, and may be able to store an extra 15 vehicles.

Discussions with First Bus have shown the potential for partnerships with CYC on the project, with CYC utilisation of First Bus depot space, charging infrastructure seen as options, and the York Pullman coach depot being open to discussions on offtaking renewable energy when it transitions to electric coaches.

7 Other Relevant Studies

7.1.1 York Local Area Energy Plan

The City of York Local Area Energy Plan (LAEP) aims to assist in identifying technologies and approaches that will help to achieve net zero in the most efficient manner. The Plan is produced as part of the York and North Yorkshire LAEPs and identifies the changes needed to the local energy system and built environment to ensure a coordinated approach is taken to the transition of energy systems across York and North Yorkshire.

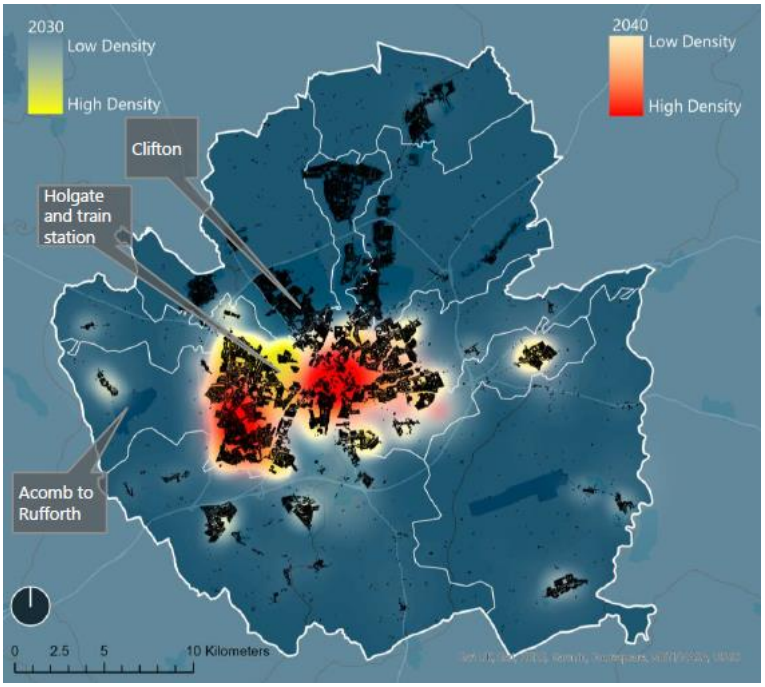
The LEAP for the City of York estimates that to reach a net zero energy system by 2040, capital investment of £3.8 billion will be required, including £0.5 billion in large scale renewable generation to provide 920MW of capacity.

Currently, 97% of electricity consumed comes from the National Grid. The Harewood Whin landfill gas generator provides a small amount of the energy mix.

Around 10% of vehicles registered within York are plug-in hybrid or pure electric. As EVs increase with changing legislation, phasing out petrol and diesel vehicles, steps will need to be taken to cater for vehicle users with provision of public and domestic charge points. These chargers will place new demands on the electrical distribution system.

The LEAP also considered the potential for heat networks in York. One area identified was around Acomb and Rufforth. Subsequent discussion with the CYC has highlighted that this is a low priority area. However, in the future, heat networks will need to be supplied from low carbon heat. Harewood Whin GEP could provide a location for the energy centre, supplied with low carbon energy to supply a future heat network. However, this solution is not likely to be needed in the short to medium term.

Figure 20: LAEP Density of buildings recommended for connection to district heat network in medium ambition scenario (red) and high (yellow) (Ref: ESC)



7.1.2 York Heat Network Study: Zoning Assessment

Dated October 2023, this report forms part of DESNZ work packages aimed at establishing heat network zones in the York area (zones where a heat network solution is the lowest cost/lowest carbon solution for decarbonisation of heat), undertaken by Arup. The report assessed the impact of future electricity demand increases due to individual heat pumps, heat network zones implementation, and uptake of EV charging by

the population and companies in the York area. It was found that peak demand would significantly increase as a result, requiring upgrades to some primary substations in the area and increasing the need for local renewable energy generation combined with energy storage to mitigate peak electrical demand. The report recommends that the council prioritise or align renewable generation projects that can support substations with large projected increases in demand that exceed current headroom.

7.1.3 Seamer Carr Hydrogen Production Feasibility Study

A report produced by Ricardo for North Yorkshire Council details the hydrogen feasibility study pertaining to Seamer Carr, a waste site used by the council. Within the context of decarbonising refuse collection vehicles, the feasibility of onsite hydrogen production, storage and dispensing was assessed.

A hydrogen demand estimation was undertaken for a proposed 24 hydrogen-powered waste HGVs at Seamer Carr, a depot at which Yorwaste stores some of their fleet: 4,742 kg/month was identified as the average monthly demand for the fleet. The report explores onsite hydrogen production, importing hydrogen from offsite and business-as-usual (diesel HGVs). The report details the results from using an electrolyser sizing tool to establish an optimal size for the site, taking into account the water supply, purification system, electricity supply, compressors, and storage of hydrogen. Costs were estimated for different components of the system, including an assumed capital cost of the electrolyser: £867/kW.

Table 9: Summary of modelled scenarios including cost and electrolyser sizing from the Seamer Carr Hydrogen feasibility study.

Component	Solar only Scenario	Wind only Scenario	Combined Scenario
LCOH (£/kg)	13.9	6.0	8.7
LCOH – Discount (£/kg)	15.7	7.4	10.0
Initial CAPEX investment	2,733,075	2,083,050	4,033,125
Yearly OPEX	642,104	233,544	833,690
Electrolyser size (MW)	1.5	1.0	2.5

The levelised cost of hydrogen was estimated for each scenario, with the report identifying that wind power offers more consistent power, meaning that the size of the supply needed for electrolysis is reduced when compared to solar. The high-level model concluded that wind power was the source that should be considered for Seamer Carr in order to generate green hydrogen onsite.

The cost for retrofitting diesel HGVs for hydrogen is listed in the report as £45,000 – £55,000 per vehicle, whereas purchasing new hydrogen refuse HGVs costs >£850,000. This figure is aligned with the cost reported by CYC fleet management to Arcadis.

The report also explored the water requirement for the generation of hydrogen, stating that water treatment is necessary onsite to maintain the electrolyser. As water is consumed during electrolysis, a constant supply is needed. The explored options varied from 49 - 67 litres of water required per kg of hydrogen produced, which would require a significant water supply onsite.

Case studies on successful implementation of Hydrogen-powered refuse HGVs were reviewed in the report including St. Helens Borough Council, Aberdeen City Council, and Glasgow Council.

8 Potential Scope of Harewood Whin GEP Project

The current phase of the Harewood Whin GEP project (the £243,500 York and North Yorkshire Net Zero Fund to June 2025) aims to assess the feasibility and viability of green energy generation technical solutions that could be delivered at the Harewood Whin site. This includes analysis of potential green energy generation solutions, grid connections, environmental considerations and planning permission requirements in collaboration between CYC, Yorwaste and specialist consultancy support. Project approval to progress will be undertaken by the CYC Executive through a series of business cases, the Strategic Outline Business Case (SOC), Outline Business Case (OBC) and Full Business Case (FBC) with approval to proceed (or not) provided at each stage.

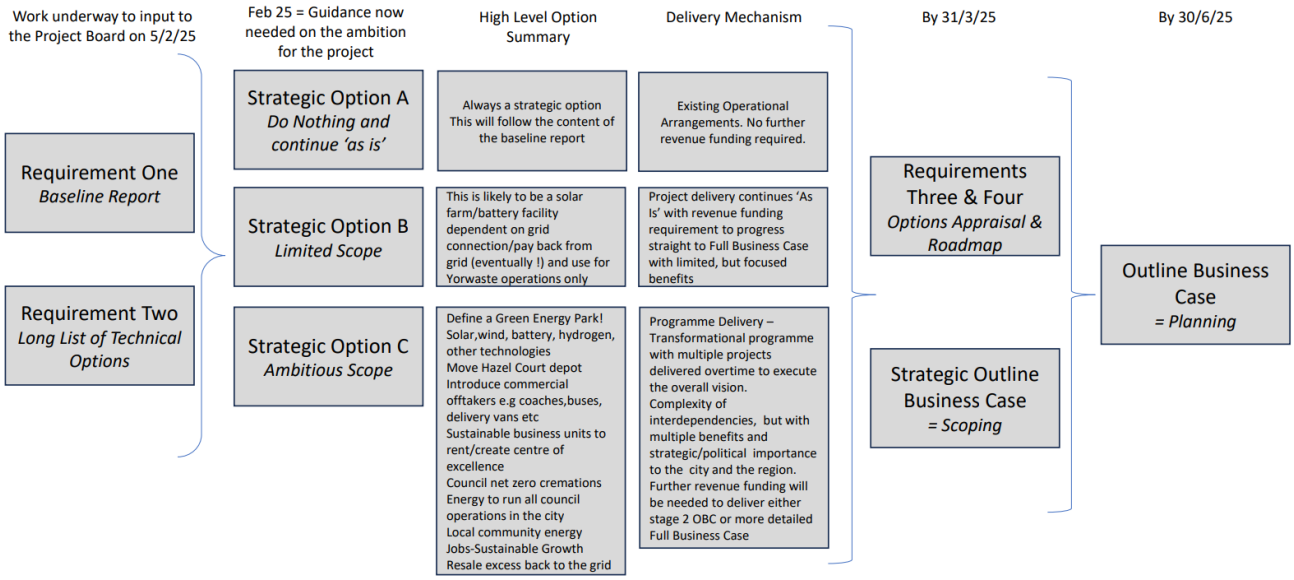
The aim of this process will be for the CYC Executive to agree on a preferred way forward for the Harewood Whin GEP from a series of potential technical/delivery options at the SOBC stage.

At the OBC stage, the CYC Executive will be required to agree (or not) a final technical option to progress into implementation, including budgets and any associated procurement exercises.

The current scope of work associated with the £243,500 York and North Yorkshire Net Zero Fund is to take the Harewood Whin GEP project to OBC stage resulting in a go/no go decision to develop the GEP. Full Business Case development and any budget to implement the project is currently out of scope.

Below is the high-level strategic plan:

Figure 21 Harewood Whin GEP Business Case Strategic Plan



9 Project Benefits, Risks, Constraints and Dependencies

Initial project benefits, risks, constraints and dependencies are noted below. These are subject to change as the project develops.

9.1 Benefits

Benefits:		
Benefit	**Class**	**Measurement**
Income generation from the sale of electricity	Financial	Monthly performance data
Cost savings on council's electricity bill	Financial	Budget monitoring and end of year report
Carbon savings associated with renewable energy generation	Non-Financial	Annual carbon savings calculated by determining the electricity generated by the electricity generating assets per year (kWHs) and then converting this into carbon savings using a GHG conversion factor. The GHG conversion factors will be derived from the UK Government's Greenhouse gas reporting conversion factors. Carbon savings will be reported in the annual operational and city-wide carbon emissions reports
Local community benefits	Non-Financial	Local resident survey
Biodiversity enhancements on site	Non-Financial	DEFRA biodiversity metric tool used to calculate biodiversity net gain (BNG) Natural capital benefits will be quantified using the Enabling a Natural Capital Approach (ENCA) guidance as recommended within the HM Treasury Green Book.
Increased local awareness, knowledge, and support of large-scale energy generation and low carbon technologies	Non-Financial	Resident surveys prior to and after community engagement
Reputational enhancement of the council	Non-Financial	Annual resident survey
Contribution towards council's strategic objectives	Non-Financial	Local energy generation capacity increase; and carbon savings calculation
Local supply chain development	Non-Financial	Value of contracts with local suppliers as a result of the project
Job Creation	Non-Financial	Jobs created during design, build, operation and maintenance of a GEP.
Sustainable Economic Growth	Non-Financial	Economic benefits to York and region by instigating green growth.

9.2 Risks

Pre-Construction Risks:			
Risk	**Risk Detail**	**Implications**	**Controls**
Failure to secure a viable grid connection	1. Failure to identify and/or secure a cost-efficient/viable cable route to the point of connection. 2. Insufficient capacity in local distribution network. 3. Costs for distribution and/or transmission network reinforcement make project financially unviable. 4.Significant delays for distribution and/or transmission network reinforcement (note: up to 10-15yrs in some particularly constrained network areas). 5. Cumulative impact of other solar farms in close proximity to the Harewood Whin site if these other applicants secure grid connections before CYC.	1. Project cessation and/or delay (due to negotiation). 2. Extra legal costs and additional costs associated with alternative routing around third party land. 3. Increased costs, changes to the economic business case. 4. Potential costs sunk costs of G99 application (~£11k) if project is terminated ('sunk costs').	1. Conduct an early assessment of network capacity during feasibility stage. NPG's 'generation heat map' can be used to provide an initial indication of available capacity. 2. Request budget estimates from NPG during pre-feasibility to provide early indication of potential connection costs. 3. Progress with G99 application quickly to mitigate potential 'interactive queue' issues. 4. Conduct a cost analysis of the potential cable routes proposed by NPG in their connection offer. 5. Request support from grid connections expert to increase likelihood of a successful application and connection offer. 6. Involve CYC Legal Services in the wayleaves/easement negotiation process for cable routing, if required. 7. Quote from an Independent Connection Provider (ICP) for an alternative cost estimate for contestable works, to potentially save costs. 8. Undertake sensitivity analysis to evaluate the impacts of all potential pricing scenarios. 9. Consider altering the scope of the project and exploring a smaller-scale renewable energy development on-site with a lower export/import capacity from the distribution network, to overcome
Failure to obtain planning permission	1. Cumulative impact of other solar farms or developments in close proximity to the Harewood Whin site. 2. Objection from LPA Planning Officers, statutory consultees, local residents, or other stakeholders during planning consultation.	1. Project cessation. 2. Potential costs incurred for planning application, documentation, and surveys if project is terminated ('sunk costs'). 3. Additional costs to appeal the refused application and/or to revise project scope/design or resubmit planning application.	1. Pre-application discussions held at early stage with Local Planning Authority. 2. Pre-planning community engagement conducted to involve key stakeholders and local communities in early discussions around the proposed development. 3. Progress the planning application swiftly to mitigate potential issues of cumulative impact in the planning process. 4. Procure external Planning Consultant expertise to support with conducting necessary surveys and compiling necessary documentation to support the planning application

Project becomes unfeasible/ unviable	1. Failure to secure and establish grid connection. 2. Failure to secure planning permission. 3. Challenges in obtaining wayleaves or easements over third party land. 4. Wholesale prices/price projections are lower than the modelled predictions. 5. Changes to economy cause inflationary cost increases for goods and services. 6. Wrong assumptions in the financial model.	1. Project cessation and/or delay (due to negotiation). 2. Extra legal costs and additional costs associated with alternative routing around third party land. 3. Increased costs, changes to the economic and financial cases of the business case. 4. Forecasted revenues may be lower than predicted, thus impacting affordability (i.e., extending payback period beyond the threshold agreed in the contract).	1. Undertake sensitivity analysis during the business case development to evaluate the impacts of changes in key variables such as potential pricing scenarios. 2. Conduct cost analysis of the potential cable routes proposed by NPG during the Connection Offer stage. 3. Involve Legal Services team in the wayleaves/easement negotiation process. 4. Seek quote from an Independent Connection Provider (ICP) for the contestable works section of the Connection Offer. 5. Consider alternative revenue streams that have the potential to reduce risk and increase revenues such as private wire and sleeved PPAs. 6. Consider implementing battery storage, and participating in national grid services to increase project viability. 7. Consider revising project scope to a more feasible/viable option - e.g. battery storage with national grid services to increase revenue; or conversion of project from 'in front of the meter' to 'behind the meter' solution if grid connection makes project unviable.
Resistance and/or objection to project proposals by local residents, businesses, and other key stakeholders	1. Objections raised during planning consultation process. 2. Poor community engagement throughout project including failure to involve community in pre-planning consultation. 3. Strong local resistance and opposition towards large-scale renewable energy development.	1. Impact on CYC reputation and relationship with local community and/or wider public. 2. Rejection of project proposals and potential delays or inability to progress the project.	1. Engage with local communities and key stakeholders early in project development (prior to planning application submission). 2. Relay key messages and deliver a series of community engagement events to seek feedback and opinions of local community. 3. Consider appointing community engagement support for the project. 4. Ensure local residents and key stakeholders are involved and frequently engaged throughout the project.
Hessay Solar 2	1. Hessay Solar 2 being granted planning permission could impact ability to gain Harewood Whin planning and also impact grid connection ability. 2. Potential opportunity to colloborate with Hessay Solar 2 to reduce costs (construction/grid connection).	1. Harewood Whin not granted planning permission. 2. Harewood Whin grid connection more difficult.	1 Proactivly engage with Hessay Solar 2 on mutually beneficial solutions to grid connection.

9.3 Constraints & Dependencies

Constraint / Dependency:		
Constraint / Dependency	**Type**	**Notes**
Project funding beyond OBC	Constraint	No further funding to implment GEP post OBC.
Grid Connection	Constraint	National grid connection for generation is constrained in the York area.
Grid Connection	Dependency	National grid connection is required to maximise benefit of generation from site.
Hessay Solar 2	Constraint	Adjacent solar farm may constrain grid connection ability of HW.
Hessay Solar 2	Dependency	Option to link into adjacent solar farm for export of HW electricity dependant on Hessay Solar 2 infrastructure being in place.
Planning	Constraint	Planning permission may reduce generation options on HW site.
Planning	Dependency	Planning permission is required before development.
National Grid Reinforcement	Dependency	National grid reinforcement in the region could impact new generation connections to 2032
CYC Net Zero	Dependency	CYC achieving net zero is dependant on low carbon initiatives such as HW GEP.
CYC Waste Fleet EV Transition	Dependency	CYC waste fleet achieving net zero/EV fleet is dependant on low carbon initiatives such as HW GEP.

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Harewood Whin GEP

City of York Council

Project Baseline & Longlist Options Overview

Project Board 5th February 2025

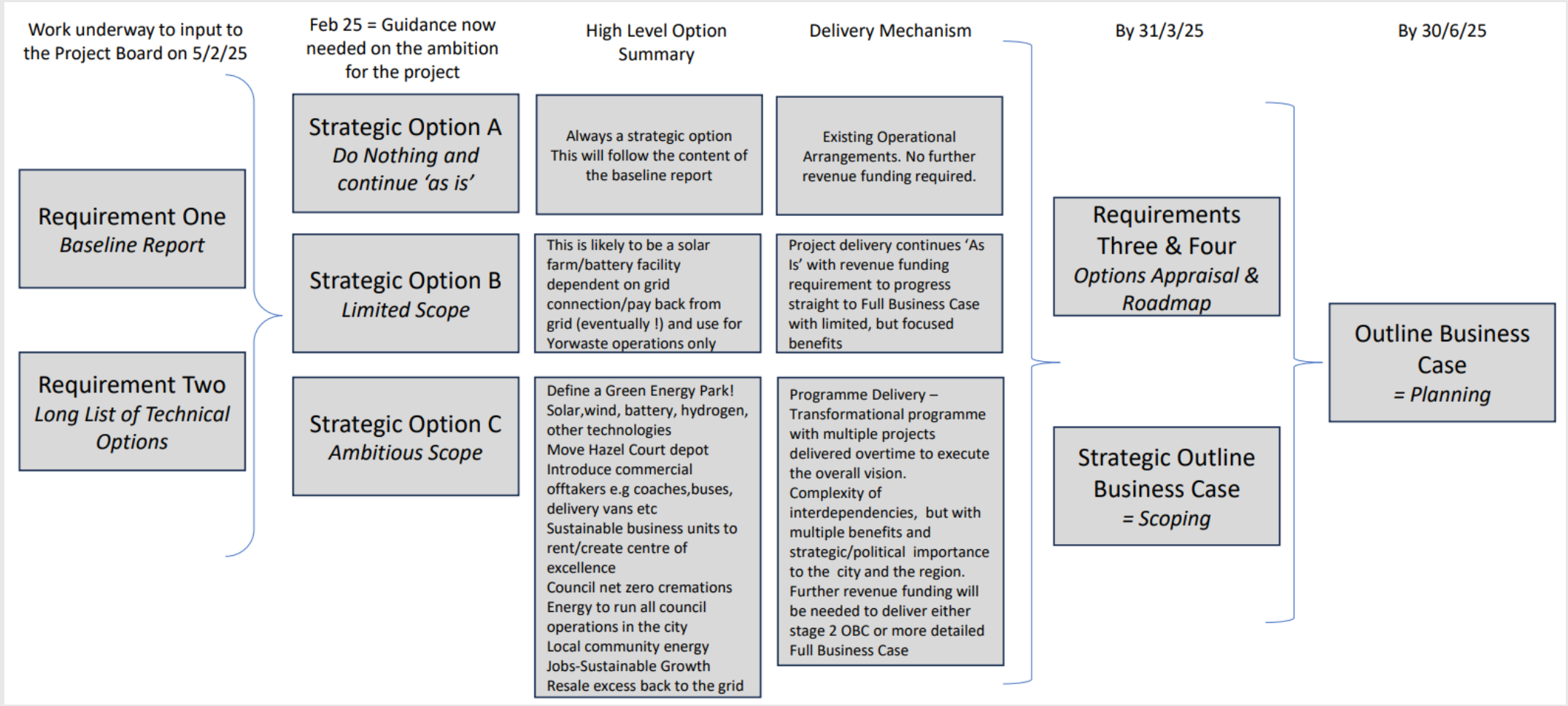
Harewood Whin GEP – Introduction (NF)

- This Project Board has been arranged in person to enable a review of the first two requirements delivered by the project.
- These are the Baseline Report (summarised in these slides and full report available) and the Long List of Options.
- At this stage we want to establish firm ground for the future project work and ensure we are starting from a solid place.
- We talked in previous meeting about a' fork in the road' elating to the scope/vision for the project.
- We are approaching that 'fork' and we want to use this session and upcoming sessions to really test and understand where the Project Board are with their vision of a Green Energy Park
- We can deliver a limited scope within the Outline Business Case to deliver renewable energy and resale to the grid or we can fully progress the potential of the site, allowing a wide range of offtaking opportunities, wider use of renewable technologies, opportunity to provide light industrial/aligned sustainable business revenue, moving Hazel Court completely and reusing the current city centre site, creating a centre of excellence for Net Zero.
- The ambitious vision will face funding, operational and many other challenges , but what is the ambition and vision for the site?
- I want to not answer this now, just to pose the question to reflect on this as we start to present the options and what's possible.
- Today that's as far as we will go and we will follow up with further meetings to help narrow down these options and create a future roadmap to show how the Green Energy Park and the associated actions required needs to unfold.
- Regardless, I see a programme of work over many years, where we breakdown all the associated projects and over time we evolve the site towards the agreed vision of what CYC/the Combined Authority want from a Green Energy Park.

Harewood Whin GEP – Vision (NF/CF/GT)

Harewood Whin GEP Introduction

- **We want to gauge project board stakeholder ambition to inform and guide longlist options.**



Harewood Whin GEP – Baseline Do-Nothing Milestones Overview

Strategic Milestones

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Policy						City of York Net Zero Target & HMG Clean Power Target					
Harewood Whin	Possible Planning approval once glint and glare issue resolved for 28MW	Install 0.172MVA and 0.260 MVA solar PV based on grid connection agreements						Grid Capacity available from to Gale lane for <10MW export capacity Grid Capacity available from Poppleton Sub-station for >10MW export capacity.			
Hazel Court	Site is constrained for activities being undertaken with no room for growth - insufficient space for full EV charging infrastructure		Decision to be made on replacement of 34 Refuse Vehicles with Diesel or Electric vehicles								
Hessay Solar 2	March 2025 - Grid Connection Milestone. Enable discussion on partnering to use spare connection capacity	Development of Solar array at Hessay next to HW. Planning approval 49.9MW, Grid agreement 40MW, and CFD agreement on 32MW export.									
First Bus	Electric Bus Fleet is decarbonised (86) with charging capacity during data at James's Street Depot										Net zero target including Pullman Coaches next to HW
CYC EV Charging Team		Potential commercial options available to develop EV charging at HW and/or supply Poppleton P&R									

Harewood Whin GEP – Baseline Report Overview

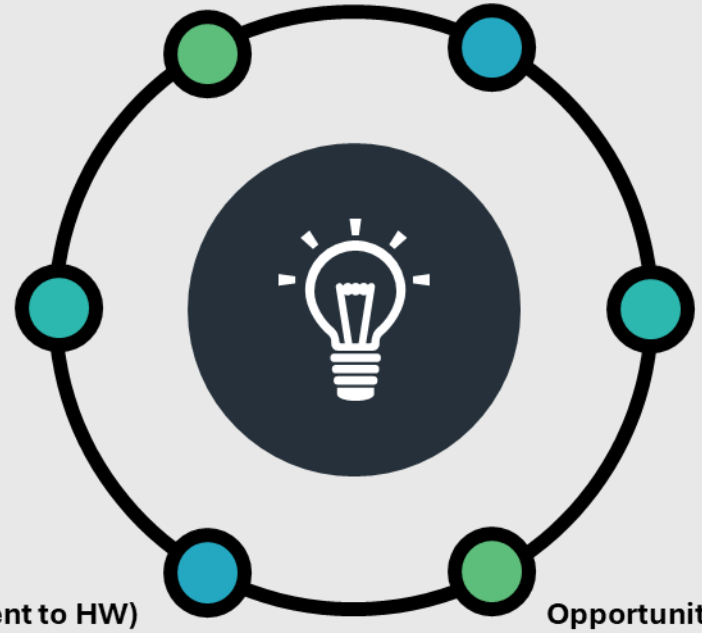
Baseline Report Overview

Harewood Whin Solar Generation Capacity

- Potentially up to 28MW
- Generating 28,674MWh/yr

Current CYC Electricity Demand (22/23)

- 10,344 MWh/yr
- £3.6m spent annually



Current Harewood Whin Energy Demand (20/21)

- Site Operations 962 MWh/yr

Harewood Whin Grid Constraints

- Costly and long lead times to connect renewable energy to grid at HW with NPG.
- Potentially 2032 and up to £7.5m (worst case)

Hessay Solar2 (Adjacent to HW)

- Planning approved for 49.9MW generation
- Risk/opportunity for HW grid connection

Opportunity to decarbonise CYC Operations

- Full electrification of remaining CYC waste fleet could save 392t of CO_2.



Harewood Whin GEP – Baseline Report Overview

Baseline Report Overview

- The GEP project aims to contribute to the region's transition to net-zero carbon emissions by integrating a range of renewable technology options, potentially including a combination of solar and wind generation with battery storage and EV charging capabilities or hydrogen generation.
- The GEP is anticipated to add renewable capacity to York's energy mix, contributing to the UK Government Clean Power 2030 Plan and supporting the city's ambition to decarbonise its energy system by supporting the CYC Plan 2023-2027 and York Climate Change Strategy 2022-2032.
- This project is a discretionary function for CYC, with current funding only in place to the Outline Business Case stage. If approval/funding is obtained to progress to project implementation, it will not change current landfill maintenance operations and waste processing at Harewood Whin. However, the potential for renewable energy generation at Harewood Whin is significant, as long as planning, electricity grid, operational requirements, local stakeholder wishes, funding and potential commercial off taker challenges are overcome.
- Previous GEP feasibility studies suggest onsite renewable generation could potentially supply all of Harewood Whin's operational energy requirements, with potential financial benefits being realised by selling excess energy for export. There is also an opportunity to decarbonise CYC waste fleet operations and achieve potentially significant CO2 and fuel cost savings, however this would require significant investment to shift the current waste fleet to EV and transition associated infrastructure from Hazel Court depot (separate to this investment decision, but its decision being critical to future funding/operational approach beyond the outline business case).
- As of January 2025, a planning application has been submitted for an initial solar development on site by Harewood Whin operators Yorwaste. The application is currently under review, with the potential to be revised to a smaller development due to glint and glare concerns raised by the nearby airfield. A separate solar farm development immediately adjacent to the north-west boundary of Harewood Whin towards Hessay has successfully achieved planning permission, possessing both risks and opportunities for the GEP, particularly around grid connection capacity which is particularly constrained for new generation in the area and could result in significant lead times for connection.
- Despite risks to GEP development at Harewood Whin, a significant opportunity exists to repurpose unutilised land for sustainable energy generation and realise significant benefits through a brownfield development that harnesses renewable energy sources for CYC, Yorwaste, the City of York and the wider region. By transforming what was once a liability into an asset, GEP on landfill could exemplify innovation, sustainability, and the transformative approaches required by CYC and other local authorities to decarbonise operations and contribute to a sustainable future for their local industry and communities.

Harewood Whin GEP – Hazel Court Considerations (NC)

Land Considerations

- Hazel Court and Tip Site 7.8 acres – edge of industrial but area has seen development in recent years
- Land to front of Harewood Whin 29 acres – agricultural and Green Belt

HC Site Options if Decant to HW

- Sell or lease out
- As industrial/office likely to be limited value. Ball park £6m
- Scope to expand content
- Residential ballpark acre = ballpark £11/12m
- Significant sized site and clever design could turn site around benefitting from proximity of St Nick's open space/ woodland.
- Need commercial agency advice to verify initial thoughts and values





(Not to Scale)

Harewood Whin GEP – Longlist Options Development Approach

- The first stage of the business case to be developed for the Harewood Whin Green Energy Park (GEP) will be the Strategic Outline Business Case (SOBC).
- This is where a longlist of potential options for renewable energy generation on the site will be developed.
- The longlist of options have been built using a combination of building block 'lenses' as shown in the table:

Harewood Whin GEP – Longlist Options Generation (Building Block Approach)			
Options Lens	**Description**	**Longlist Level of Detail for Each Option**	**Scope**
Technology Options	Describes the potential technology options to available for renewable energy generation at Harewood Whin and the coverage scope of the technology deployment at site.	Medium/High	Harewood Whin site only.
Service Solution – Offtakers	Describes the potential entities (businesses/organisations/grid) that could consume renewable energy from generation at Harewood Whin.	Medium	
Service Solution – Power Sale	Describes the potential sale of renewable energy to entities (businesses/organisations/grid) from generation at Harewood Whin.	Medium	
Service Delivery, Implementation & Funding	Describes the potential commercial options available to CYC at the design/build/operate phase.	Medium	

Harewood Whin GEP – Longlist Options Development Approach

Technology Options

Lens Overview:

- **Based on findings from a recent technology feasibility study undertaken by Yorwaste for the Harewood Whin site, a 'solar first' approach was recommended with additional technology added to the GEP over time, primarily due higher Internal Rates of Return for solar generation compared to other technologies.**
- **Battery Energy Storage systems are relatively expensive capital items, however they offer increased flexibility on the generation of renewable energy, particularly to manage supply/demand and in grid constrained areas such as Harewood Whin.**
- **EV charging infrastructure is both a technology solution and offtaker of energy generated. They could enable additional benefits such as CYC fleet charging or to 3rd parties to generate income.**

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Technology	**No Generation**	**Small Scale (~1MW) Ground Mounted Solar PV Array**	**Mid Scale (~10MW) Ground Mounted Solar PV Array**	**Large Scale (~28MW) Ground Mounted Solar PV Array**	**Onshore Wind Turbine(s)**	**Battery Energy Storage**	**Green Hydrogen Generation**	**EV Charging Infrastructure**
Description	BAU - No renewable energy generation technology is developed on the Harewood Whin site.	Ground-mounted solar photovoltaic (PV) array consists of multiple solar panels installed on a ground-based support structure, designed to maximize sun exposure and efficiently generate renewable energy.			Aerodynamic blades rotate at the top of a pylon in wind to capture energy and convert into electricity.	Battery energy storage systems store excess energy produced from renewable and sources, allowing for the stabilisation of power supply, grid management, and improved energy efficiency by providing electricity when generation is low or demand is high.	Green hydrogen generation involves producing hydrogen fuel through the electrolysis of water using electricity from renewable energy sources, resulting in zero carbon emissions and offering a clean alternative to fossil fuels.	Electric vehicle (EV) charging infrastructure consists of a network of charging stations that supply power to electric vehicles, enabling their widespread adoption and supporting sustainable transportation.

Harewood Whin GEP – Longlist Options Development Approach

Service Solutions – Offtakers

Lens Overview:

- If a GEP is developed at the Harewood Whin site, offtakers will consume any energy generated.
- It is recommend that energy generated at the GEP is utilised at the site to reduce distribution costs. Therefore decarbonising existing Harewood Whin operations should take precedent for any renewable energy generated. Beyond that, local offtakers within a close geographical distance of the GEP are preferred followed by regional offtakers.
- There is an option to sell energy generated to the National Grid, however this is less cost effective.
- If green hydrogen generation was adopted at site, the production of hydrogen would require renewable energy and hydrogen generated could also be sold.

	Option 1	Option 2a	Option 2b	Option 3a	Option 3b	Option 4	Option 5	Option 6
Technology	**Harewood Whin Site Operations**	**Local Offtaker - Hessay Solar 2**	**Local Offtaker - (3rd Party - Pullman Bus/Poppleton P&R/Yorkshire Water)**	**Regional Offtaker - (CYC/Yorwaste)**	**Regional Offtaker - (3rd Party)**	**National Grid**	**Hydrogen Generation and Sale**	**No Offtakers**
Description	Small scale solar renewable energy generation supplies electricity demand for operations on the Harewood Whin site (waste, landfill management).	Mid scale solar renewable energy generation supplies electricity demand for operations on the Harewood Whin site (waste, landfill management) AND excess generation exported and sold to adjacent Solar 2 (Hessay) development, utilising excess capacity on their grid connection.	Mid/Large scale solar renewable energy generation supplies electricity demand for operations on the Harewood Whin site (waste, landfill management) AND excess generation exported and sold to adjacent entity such as Pullman.	Mid/Large scale solar renewable energy generation supplies electricity demand for operations on the Harewood Whin site (waste, landfill management) AND excess generation exported and sold to a like-minded regional entity such as CYC/Yorwaste.	Mid/Large scale solar renewable energy generation supplies electricity demand for operations on the Harewood Whin site (waste, landfill management) AND excess generation exported and sold to another regional entity such as University/Hospital etc.	Mid/Large scale solar renewable energy generation supplies electricity demand for operations on the Harewood Whin site (waste, landfill management) AND excess generation exported and sold to the National Grid.	Mid/Large scale solar renewable energy generation supplies electricity demand for operations on the Harewood Whin site (waste, landfill management) AND supply of renewable energy to produce green hydrogen from electrolysis then selling hydrogen.	BAU - No renewable energy generation technology is developed on the Harewood Whin site therefore no external offtakers.

Harewood Whin GEP – Longlist Options Development Approach

Service Solutions – Power Sale

Lens Overview:

- **Power sale options are closely related to who the offtaker is.**
- **Power Purchase Agreements (PPA) Private Wire arrangements are physical connections to an offtaker and would incur capital costs to install the connection, however suppliers and offtakers benefit from improved sell/buy prices using this arrangement.**
- **When offtakers require the Grid to distribute energy generated (PPA Sleeved/National Grid Electricity Sale) energy sell/buy prices are further impacted.**
- **Harewood Whin is Grid constrained for new energy generation, therefore off-grid solutions could be explored.**

	Option 1a	Option 1b	Option 1c	Option 2a	Option 2b	Option 3	Option 4	Option 5
Technology	**PPA Private Wire - to HW Yorwaste**	**PPA Private Wire - to Solar 2**	**PPA Private Wire - to Local Offtaker**	**PPA Sleeved - CYC/Yorwaste**	**PPA Sleeved - 3rd Party Offtaker**	**National Grid Electricity Sale**	**Island Mode - No Grid Connection**	**No Power Sale**
Description	A PPA (Power Purchase Agreement) Private Wire is an arrangement where a power purchase agreement facilitates the direct supply of electricity from a renewable energy generator to a nearby private off-taker via a dedicated physical connection, enhancing energy security and often offering cost savings.			A sleeved Power Purchase Agreement (PPA) involves a renewable energy generator supplying electricity indirectly to an off-taker through the utility grid, with an energy retailer "sleeving" or managing the delivery and balancing the supply.		Selling renewable electricity generation back to the national grid involves feeding surplus power produced by renewable energy systems into the grid, allowing producers to earn revenue and contribute to the overall supply of clean energy.	Not connecting to the electricity grid, also known as going off-grid/island, involves using standalone renewable energy systems, often paired with battery storage, to independently generate and manage electricity without relying on external power sources.	BAU - No renewable energy generation technology is developed on the Harewood Whin site therefore no external offtakers and power sale.

Harewood Whin GEP – Longlist Options Development Approach

Service Delivery, Implementation & Funding

Lens Overview:

- CYC will need to agree on the commercial approach to delivering and operating a GEP at Harewood Whin.
- Similar CYC infrastructure development has utilised a CYC procurement exercise to design and build outsourced to private sector, with CYC/private options for operation and maintenance.
- CYC EV charging at Hazel Court was directly procured through BP Pulse to design, build and maintain the infrastructure (grid reinforcement was additional works).
- CYC EV charging and canopy solar at Poppleton Park and Ride was directly procured through Evo Energy to supply and install.
- CYC EV charging funding was sourced through EU funding and Government Office for Zero Emission Vehicles grant.
- Funding sources should be explored for the GEP, including the UK Infrastructure Bank.
- A GEP funding scheme should not negatively impact non-discretionary services CYC provides.

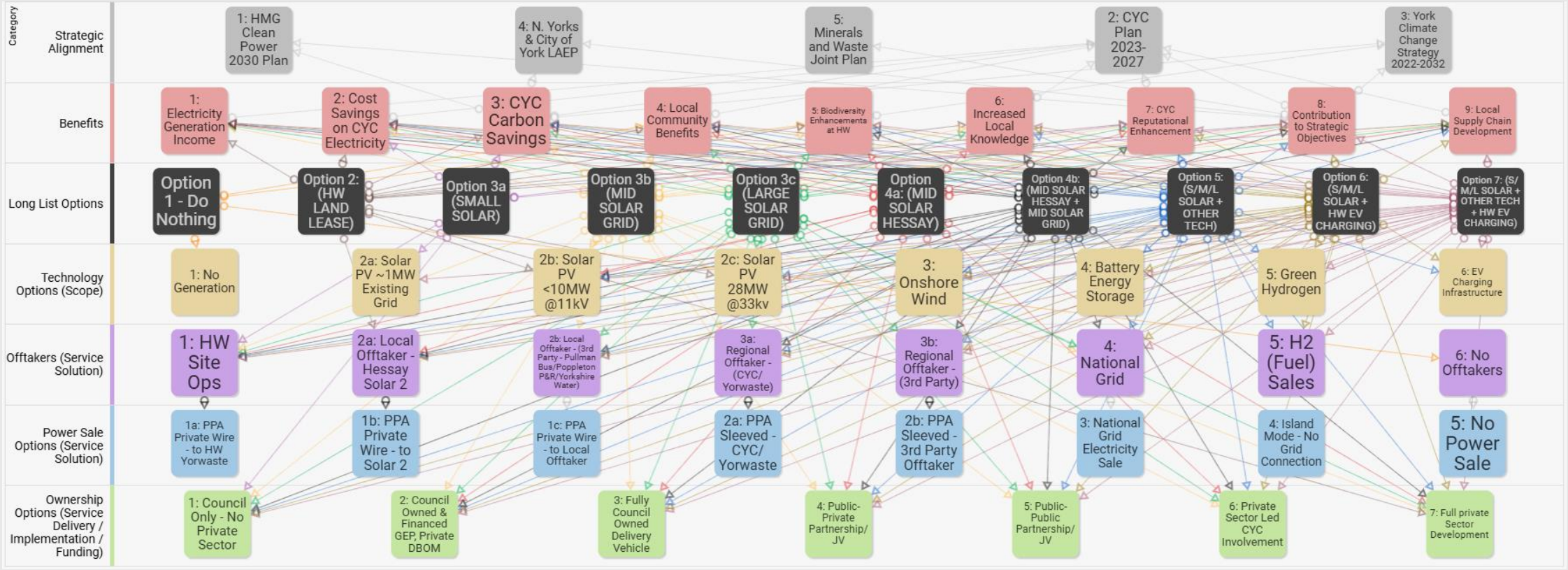
Harewood Whin GEP Commercial Delivery Structure Spectrum						
Fully Council Led ←						→ **Fully Private Sector Led**
Option 1	**Option 2**	**Option 3**	**Option 4**	**Option 5**	**Option 6**	**Option 7**
Council funds, builds, operates, and owns the GEP with no involvement of private sector.	Council owns and finances the GEP, entering into a partnership agreement with private sector contractor(s) to design, build, operate, and maintain the asset with a strong element of risk and revenue reward sharing.	Fully council owned delivery vehicle (i.e., council SPV) with design and build (D&B) of GEP and some other functions outsourced to private sector delivery partner(s).	Public-public partnership/JV with joint development and financing – D&B and some other functions outsourced to private sector.	Public-private partnership/JV with joint development, delivery, and financing responsibilities.	Private sector led development and delivery with council involvement in elements of the project (e.g., council commits to long term PPA offtake; provision of grant funding etc.)	Full private sector development, delivery, and financing (i.e., council provides the site to a private sector developer and asset owner in return for a lease payment)

Harewood Whin GEP – Longlist Options Development Approach

Longlist Options – All Options

Longlist Overview:

- Following SME and stakeholder interviews, individual options were created by connecting several 'lenses' downwards (as shown below).
- Each option was also tested upwards against project benefits and its contribution to wider strategy (as shown below).
- The HW GEP project board members are invited to test this initial set of Long-list options and refine accordingly (next slide).



Harewood Whin GEP – Proposed Longlist Options

Proposed Longlist Options – All Options

Longlist Overview:

- This set of long-list options shows a spectrum of feasible HW GEP options developed from SME and stakeholder interviews - connecting the 'lenses' as shown previously.
- Each option has its own initial Strengths/Weaknesses/Opportunities and Threats.
- The HW GEP project board members are invited to test this initial set of Long-list options and **refine** accordingly.

Strategic Option	Strategic Option A Do Nothing	Strategic Option B Limited Scope Ambition					Strategic Option C Ambitious Scope		
Long List Option	Option 1	Option 2b	Option 3a* (In Progress)	Option 3b	Option 3c	Option 4a	Option 4b	Option 5	Option 6	Option 7
Name	**Do Nothing (BAU)**	**Harewood Whin Land Lease (to private solar developer)**	**Small Scale Solar Farm + National Grid Connection**	**Mid Scale Solar Farm + National Grid Connection**	**Large Scale Solar Farm + National Grid Connection**	**Mid Scale Solar Farm + Connection to Hessay Solar 2**	**Mid Solar + Connection to Hessay Solar 2 + Mid Solar + National Grid Connection**	**S/M/L Scale Solar + Other Generation Technology**	**S/M/L Scale Solar + Harewood Whin EV Charging**	**S/M/L Scale Solar + Other Generation Technology + Harewood Whin EV Charging**
Description	No Investment in the Harewood Whin GEP.	Lease portion of the Harewood Whin site to adjacent solar development (Hessay Solar 2) and receive rent.	Up to 1MW solar generation at HW using existing grid connection to supply current operational demand at site.	Up to 10MW solar generation at HW with 11kV grid connection to Gale Lane sub-station.	Up to 28MW solar generation at HW with 33kV connection to Poppleton sub-station.	~10MW solar generation at HW with connection to adjacent Hessay solar development. This uses excess grid connection capacity on the Hessay development.	~10MW solar generation at HW with connection to Hessay solar development + 10MW solar generation at HW with 11kV grid connection to Gale Lane sub-station.	Option 3b/3c/4a/4b + Wind/ Hydrogen/ Battery	Option 3b/3c/4a/4b + Harewood Whin EV Charging Infrastructure	Option 5 + 6

Harewood Whin GEP – Proposed Longlist Options

Proposed Longlist Options – All Options

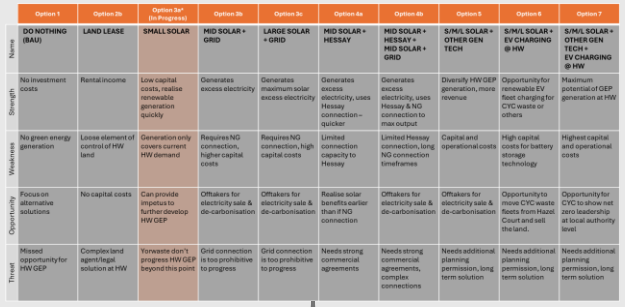
Proposed Longlist SWOT Analysis:

	Option 1	Option 2b	Option 3a* (In Progress)	Option 3b	Option 3c	Option 4a	Option 4b	Option 5	Option 6	Option 7
Name	**DO NOTHING (BAU)**	**LAND LEASE**	**SMALL SOLAR**	**MID SOLAR + GRID**	**LARGE SOLAR + GRID**	**MID SOLAR + HESSAY**	**MID SOLAR + HESSAY + MID SOLAR + GRID**	**S/M/L SOLAR + OTHER GEN TECH**	**S/M/L SOLAR + EV CHARGING @ HW**	**S/M/L SOLAR + OTHER GEN TECH + EV CHARGING @ HW**
Strength	No investment costs	Rental income	Low capital costs, realise renewable generation quickly	Generates excess electricity	Generates maximum solar excess electricity	Generates excess electricity, uses Hessay connection – quicker	Generates excess electricity, uses Hessay & NG connection to max output	Diversify HW GEP generation, more revenue	Opportunity for renewable EV fleet charging for CYC waste or others	Maximum potential of GEP generation at HW
Weakness	No green energy generation	Loose element of control of HW land	Generation only covers current HW demand	Requires NG connection, higher capital costs	Requires NG connection, high capital costs	Limited connection capacity to Hessay	Limited Hessay connection, long NG connection timeframes	Capital and operational costs	High capital costs for battery storage technology	Highest capital and operational costs
Opportunity	Focus on alternative solutions	No capital costs	Can provide impetus to further develop HW GEP	Offtakers for electricity sale & de-carbonisation	Offtakers for electricity sale & de-carbonisation	Realise solar benefits earlier than if NG connection	Offtakers for electricity sale & de-carbonisation	Offtakers for electricity sale & de-carbonisation	Opportunity to move CYC waste fleets from Hazel Court and sell the land.	Opportunity for CYC to show net zero leadership at local authority level
Threat	Missed opportunity for HW GEP	Complex land agent/legal solution at HW	Yorwaste don't progress HW GEP beyond this point	Grid connection is too prohibitive to progress	Grid connection is too prohibitive to progress	Needs strong commercial agreements	Needs strong commercial agreements, complex connections	Needs additional planning permission, long term solution	Needs additional planning permission, long term solution	Needs additional planning permission, long term solution

Harewood Whin GEP – Next Steps – Option Scoring

Next Steps:

- Take longlist options (Step 1)
- Check/add in any additional CSF's (Step 2)
- Test each option against each CSF (Step 3)
- Total scores for each option (Step 4)



1

	Strategic Fit & CYC Need	Potential Value for Money	Potential Achievability	Supply Side Capacity and Capability	Potential Affordability	Mitigating Reputational Risk
CSF	Option (X) fits strategically with HMG / CYC aims for a decarbonised future.	Option (X) provides CYC with a value for money solution that will over time provide revenue for CYC.	Option (X) is an achievable proposition within the medium term.	Option (X) can be implemented by the supply side.	Option (X) is potentially affordable.	Option (X) can mitigate CYC net zero reputational risk.
Scoring	Strongly Agree (5)	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree
	Agree (4)	Agree	Agree	Agree	Agree	Agree
	Neutral (3)	Neutral	Neutral	Neutral	Neutral	Neutral
	Disagree (2)	Disagree	Disagree	Disagree	Disagree	Disagree
	Strongly Disagree (1)	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree

2

3



4

Harewood Whin GEP – Conclusions & Next Steps

Conclusions

- Baseline Report and Longlist Options have now been developed as part of the Harewood Whin GEP project.
- The Harewood Whin GEP project potentially needs to overcome complex dependencies to become a reality, however there are significant financial and non-financial benefits to be realised if the site is to be repurposed for renewable energy generation.

Next Steps

- Arcadis will initially score each option using the Critical Success Factors (CSF's) (this will be at a high level).
- This will provide us with an initial ranking of Options and an indication of Shortlist Options ahead of the next Project Board.

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Harewood Whin Green Energy Park

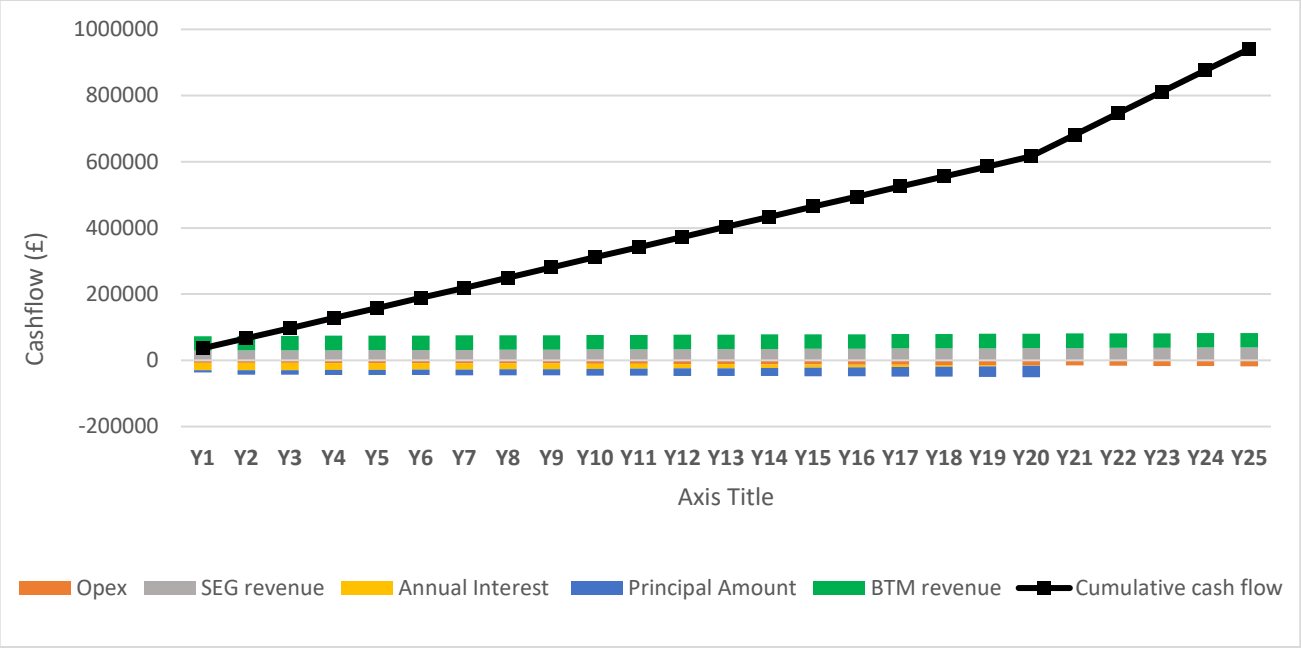
Annex - Financial Models and Cashflow for 100% Debt Scenarios

APRIL 2025

1 Cashflow over Lifespan

Figures and summary tables showing modelled financial performance over a 25-year period are displayed for each scenario in which the project is fully funded by debt, in support of the results presented in the main SOC report. 5.4% interest matches the value provided by the National Wealth Fund, whereas 4% is an assumed more favourable value.

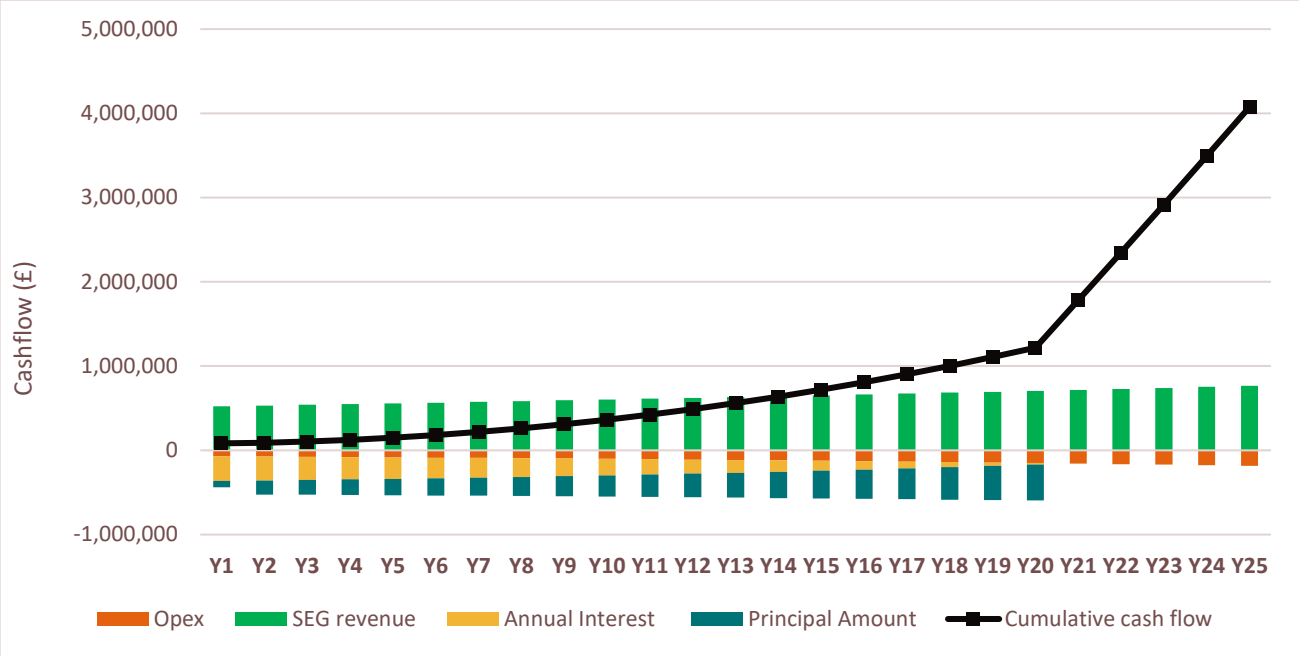
1.1 0.5 MW at 5.4% Interest



Year	Capex	Opex	SEG revenue	BTM revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-7,152	29,441	43,704	-23,037	-6,340	36,618	36,618
Y2	0	-7,438	29,803	43,704	-22,641	-13,192	30,236	66,853
Y3	0	-7,735	30,168	43,704	-21,854	-13,907	30,375	97,229
Y4	0	-8,045	30,536	43,704	-21,091	-14,660	30,445	127,674
Y5	0	-8,367	30,908	43,704	-20,286	-15,455	30,506	158,179
Y6	0	-8,701	31,284	43,704	-19,491	-16,292	30,505	188,684
Y7	0	-9,049	31,664	43,704	-18,543	-17,175	30,602	219,286
Y8	0	-9,411	32,047	43,704	-17,600	-18,105	30,636	249,921
Y9	0	-9,788	32,434	43,704	-16,605	-19,086	30,659	280,581
Y10	0	-10,179	32,825	43,704	-15,601	-20,120	30,629	311,209
Y11	0	-10,586	33,219	43,704	-14,453	-21,210	30,674	341,884
Y12	0	-11,010	33,617	43,704	-13,288	-22,359	30,664	372,548
Y13	0	-11,450	34,019	43,704	-12,060	-23,571	30,642	403,189

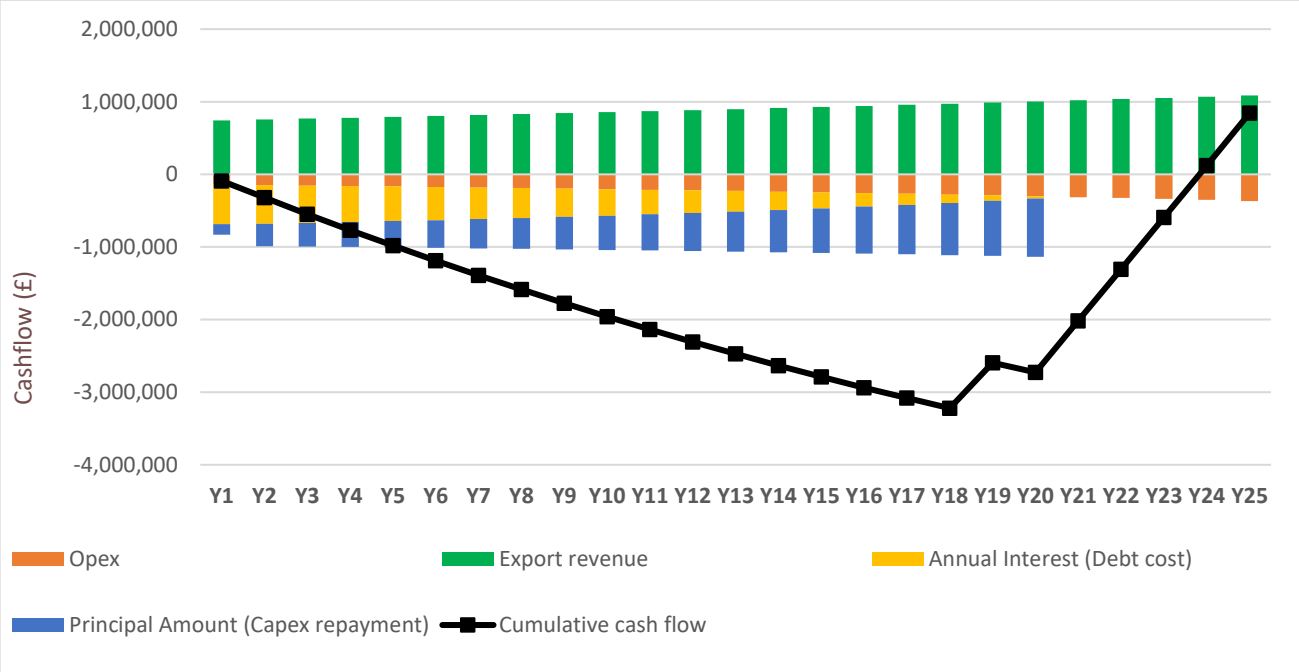
Y14	0	-11,908	34,424	43,704	-10,797	-24,848	30,576	433,765
Y15	0	-12,385	34,833	43,704	-9,402	-26,194	30,557	464,323
Y16	0	-12,880	35,246	43,704	-7,964	-27,613	30,494	494,817
Y18	0	-13,931	36,083	43,704	-4,864	-30,686	30,307	555,540
Y19	0	-14,488	36,507	43,704	-3,164	-32,348	30,211	585,751
Y20	0	-15,068	36,935	43,704	-1,388	-34,101	30,083	615,834
Y21	0	-15,671	37,367	43,704		0	65,401	681,235
Y22	0	-16,297	37,802	43,704		0	65,210	746,444
Y23	0	-16,949	38,242	43,704		0	64,997	811,441
Y24	0	-17,627	38,685	43,704		0	64,762	876,203
Y25	0	-18,332	39,131	43,704		0	64,503	940,706

1.2 5 MW at 5.4% Interest



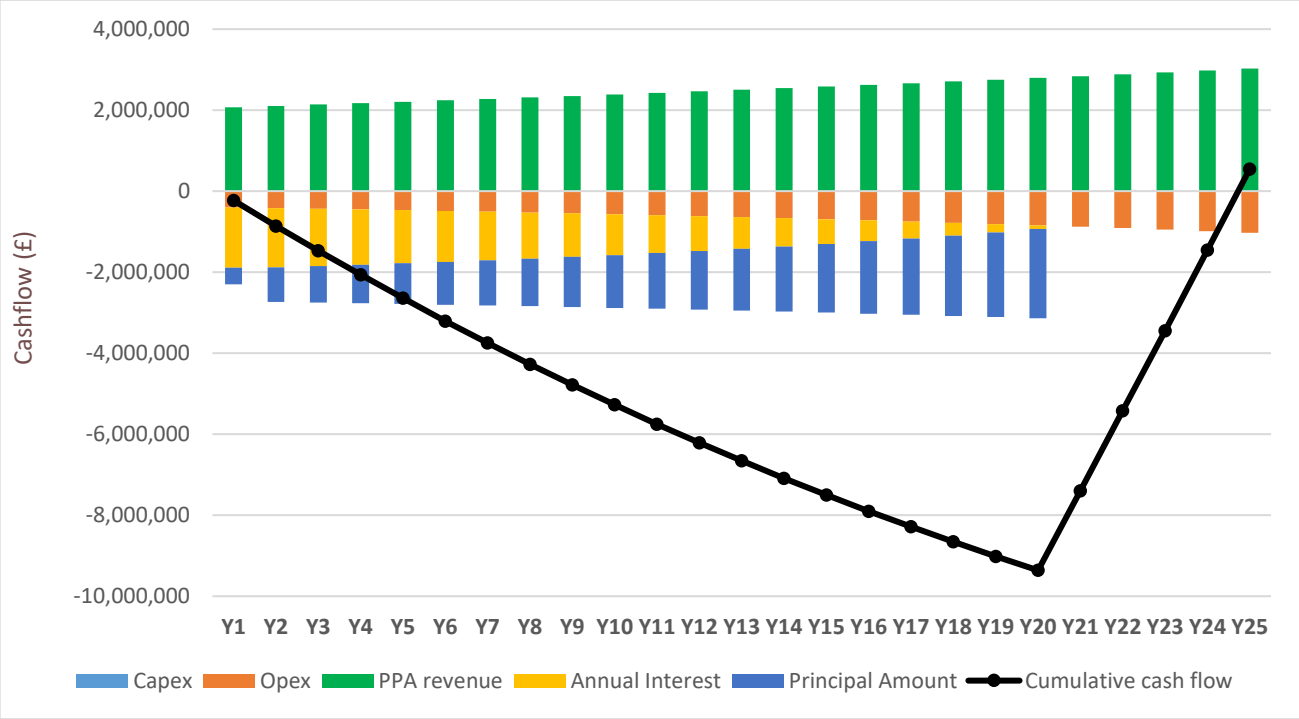
Year	Capex	Opex	SEG revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71,519	523,608	-289,058	-79,548	83,483	83,483
Y2	0	-74,379	531,944	-284,094	-165,533	7,938	91,421
Y3	0	-77,354	540,413	-274,223	-174,501	14,334	105,756
Y4	0	-80,449	549,016	-264,641	-183,955	19,971	125,727
Y5	0	-83,667	557,756	-254,541	-193,921	25,628	151,355
Y6	0	-87,013	566,636	-244,569	-204,428	30,626	181,981
Y7	0	-90,494	575,657	-232,668	-215,503	36,992	218,973
Y8	0	-94,114	584,821	-220,835	-227,179	42,694	261,666
Y9	0	-97,878	594,132	-208,361	-239,487	48,405	310,072
Y10	0	-101,793	603,590	-195,756	-252,462	53,580	363,651
Y11	0	-105,865	613,199	-181,349	-266,140	59,845	423,497
Y12	0	-110,100	622,961	-166,736	-280,559	65,567	489,064
Y13	0	-114,504	632,879	-151,331	-295,759	71,286	560,350
Y14	0	-119,084	642,954	-135,473	-311,782	76,615	636,965
Y15	0	-123,847	653,190	-117,972	-328,674	82,697	719,662
Y16	0	-128,801	663,589	-99,925	-346,481	88,382	808,044
Y17	0	-133,953	674,153	-80,901	-365,253	94,047	902,092
Y18	0	-139,311	684,886	-61,026	-385,041	99,507	1,001,599
Y19	0	-144,883	695,789	-39,704	-405,902	105,300	1,106,899
Y20	0	-150,679	706,866	-17,416	-427,893	110,878	1,217,777
Y21	0	-156,706	718,120			561,414	1,779,191
Y22	0	-162,974	729,552			566,578	2,345,769
Y23	0	-169,493	741,167			571,673	2,917,442
Y24	0	-176,273	752,966			576,693	3,494,135
Y25	0	-183,324	764,953			581,629	4,075,765

1.3 10 MW at 5.4% Interest



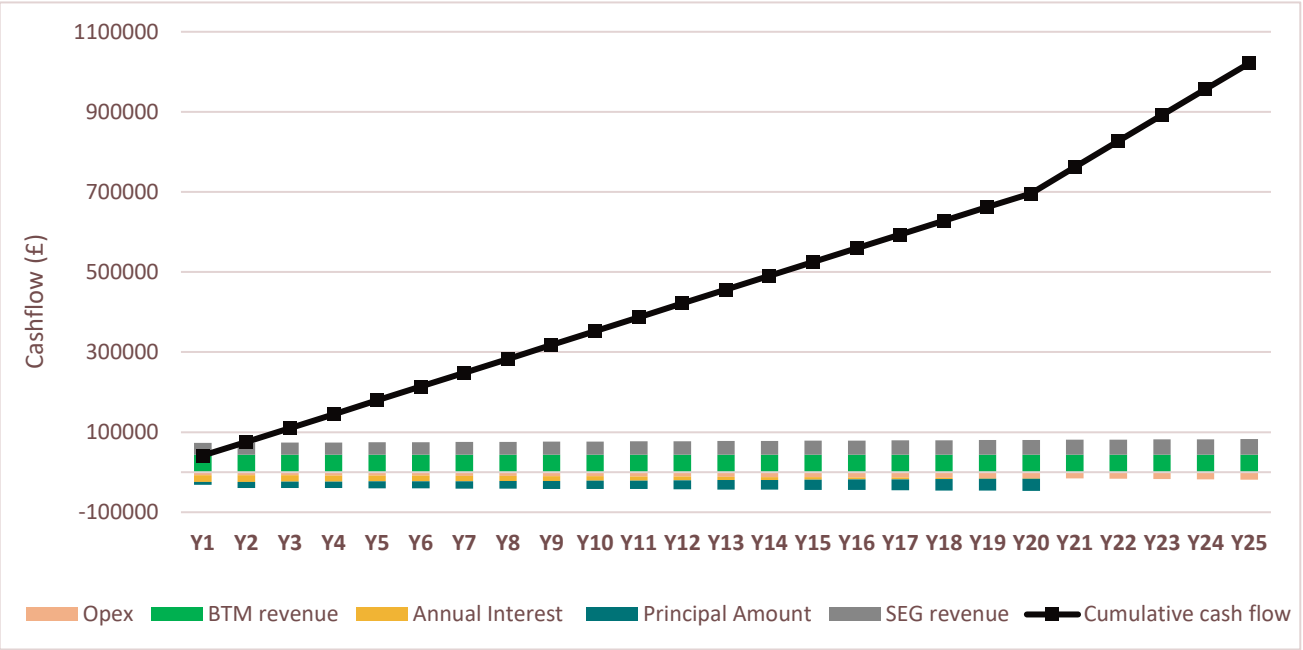
Year	Capex	Opex	Export revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-143,037	743,793	-540,296	-148,688	-88,228	-88,228
Y2	0	-148,759	755,634	-531,017	-309,407	-233,549	-321,777
Y3	0	-154,709	767,664	-512,566	-326,170	-225,781	-547,558
Y4	0	-160,897	779,885	-494,657	-343,841	-219,510	-767,068
Y12	0	-220,199	884,926	-311,656	-524,409	-171,338	-2,305,844
Y13	0	-229,007	899,014	-282,862	-552,820	-165,675	-2,471,519
Y14	0	-238,167	913,326	-253,221	-582,771	-160,833	-2,632,352
Y15	0	-247,694	927,866	-220,509	-614,344	-154,681	-2,787,033
Y16	0	-257,602	942,638	-186,776	-647,628	-149,368	-2,936,401
Y17	0	-267,906	957,644	-151,216	-682,715	-144,193	-3,080,594
Y18	0	-278,622	972,890	-114,068	-719,703	-139,503	-3,220,097
Y19	0	-289,767	988,379	-74,212	-758,695	624,399	-2,595,698
Y20	0	-301,358	1,004,114	-32,554	-799,800	-129,598	-2,725,295
Y21	0	-313,412	1,020,099			706,687	-2,018,608
Y22	0	-325,948	1,036,339			710,391	-1,308,217
Y23	0	-338,986	1,052,838			713,851	-594,366
Y24	0	-352,546	1,069,599			717,053	122,687
Y25	0	-366,648	1,086,627			719,979	842,666

1.4 28 MW at 5.4% Interest



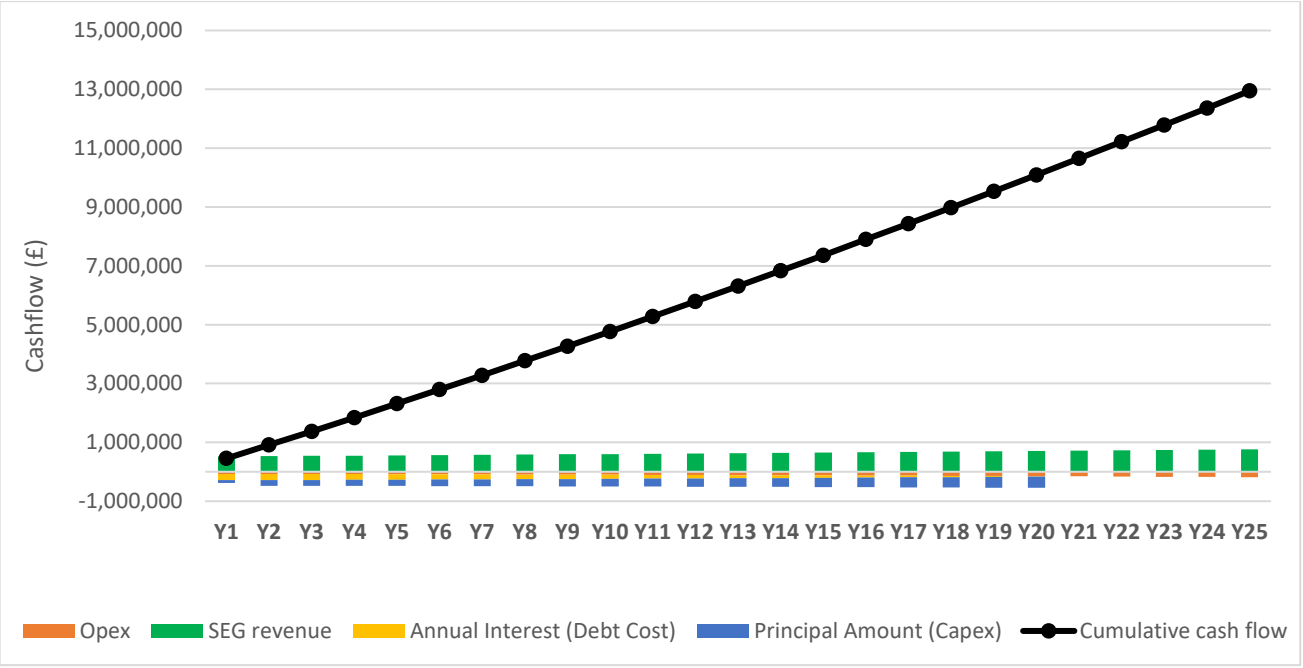
Year	Capex	Opex	Export revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-400,504	2,071,078	-1,491,216	-410,380	-231,021	-231,021
Y2	0	-416,524	2,104,050	-1,465,607	-853,964	-632,045	-863,066
Y3	0	-433,185	2,137,547	-1,414,682	-900,230	-610,550	-1,473,616
Y4	0	-450,512	2,171,576	-1,365,252	-949,002	-593,190	-2,066,807
Y5	0	-468,533	2,206,148	-1,313,144	-1,000,417	-575,947	-2,642,753
Y6	0	-487,274	2,241,270	-1,261,699	-1,054,618	-562,322	-3,205,075
Y7	0	-506,765	2,276,951	-1,200,306	-1,111,755	-541,876	-3,746,951
Y8	0	-527,036	2,313,200	-1,139,262	-1,171,988	-525,086	-4,272,036
Y9	0	-548,117	2,350,026	-1,074,910	-1,235,484	-508,485	-4,780,521
Y10	0	-570,042	2,387,438	-1,009,879	-1,302,420	-494,903	-5,275,424
Y11	0	-592,844	2,425,446	-935,559	-1,372,982	-475,938	-5,751,362
Y12	0	-616,557	2,464,059	-860,171	-1,447,368	-460,036	-6,211,399
Y13	0	-641,220	2,503,287	-780,699	-1,525,783	-444,414	-6,655,813
Y14	0	-666,868	2,543,140	-698,890	-1,608,447	-431,065	-7,086,878
Y15	0	-693,543	2,583,626	-608,604	-1,695,589	-414,110	-7,500,989
Y16	0	-721,285	2,624,758	-515,503	-1,787,453	-399,483	-7,900,472
Y17	0	-750,136	2,666,544	-417,357	-1,884,294	-385,243	-8,285,715
Y20	0	-843,801	2,795,936	-89,848	-2,207,448	-345,161	-9,361,280
Y21	0	-877,553	2,840,447			1,962,894	-7,398,386
Y22	0	-912,655	2,885,667			1,973,012	-5,425,374
Y23	0	-949,162	2,931,607			1,982,446	-3,442,929
Y24	0	-987,128	2,978,278			1,991,150	-1,451,778
Y25	0	-1,026,613	3,025,693			1,999,079	547,301

1.5 0.5 MW at 4% Interest



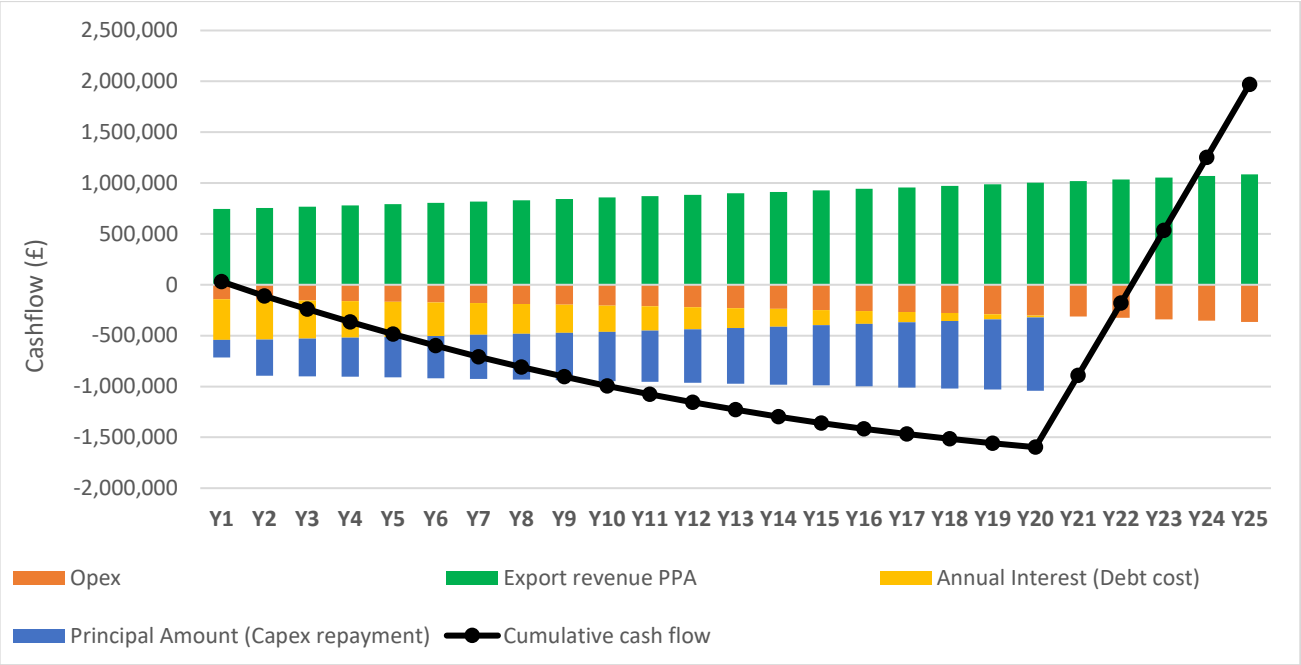
Year	Capex	Opex	SEG revenue	BTM revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-7,152	29,441	43,704	-17,008	-7,352	41,634	41,634
Y2	0	-7,438	29,803	43,704	-16,655	-15,143	34,271	75,905
Y3	0	-7,735	30,168	43,704	-15,998	-15,748	34,390	110,295
Y4	0	-8,045	30,536	43,704	-15,362	-16,378	34,456	144,751
Y5	0	-8,367	30,908	43,704	-14,700	-17,034	34,513	179,264
Y6	0	-8,701	31,284	43,704	-14,051	-17,715	34,522	213,786
Y7	0	-9,049	31,664	43,704	-13,296	-18,423	34,599	248,385
Y8	0	-9,411	32,047	43,704	-12,552	-19,160	34,628	283,013
Y9	0	-9,788	32,434	43,704	-11,778	-19,927	34,646	317,659
Y10	0	-10,179	32,825	43,704	-11,003	-20,724	34,623	352,282
Y11	0	-10,586	33,219	43,704	-10,135	-21,553	34,649	386,930
Y12	0	-11,010	33,617	43,704	-9,265	-22,415	34,632	421,562
Y13	0	-11,450	34,019	43,704	-8,359	-23,312	34,602	456,164
Y14	0	-11,908	34,424	43,704	-7,438	-24,244	34,538	490,702
Y15	0	-12,385	34,833	43,704	-6,438	-25,214	34,501	525,203
Y16	0	-12,880	35,246	43,704	-5,419	-26,222	34,429	559,632
Y17	0	-13,395	35,663	43,704	-4,360	-27,271	34,341	593,973
Y19	0	-14,488	36,507	43,704	-2,112	-29,497	34,115	662,314
Y20	0	-15,068	36,935	43,704	-921	-30,676	33,975	696,289
Y21	0	-15,671	37,367	43,704			65,401	761,690
Y22	0	-16,297	37,802	43,704			65,210	826,899
Y23	0	-16,949	38,242	43,704			64,997	891,896
Y24	0	-17,627	38,685	43,704			64,762	956,658
Y25	0	-18,332	39,131	43,704			64,503	1,021,161

1.6 5 MW at 4% Interest



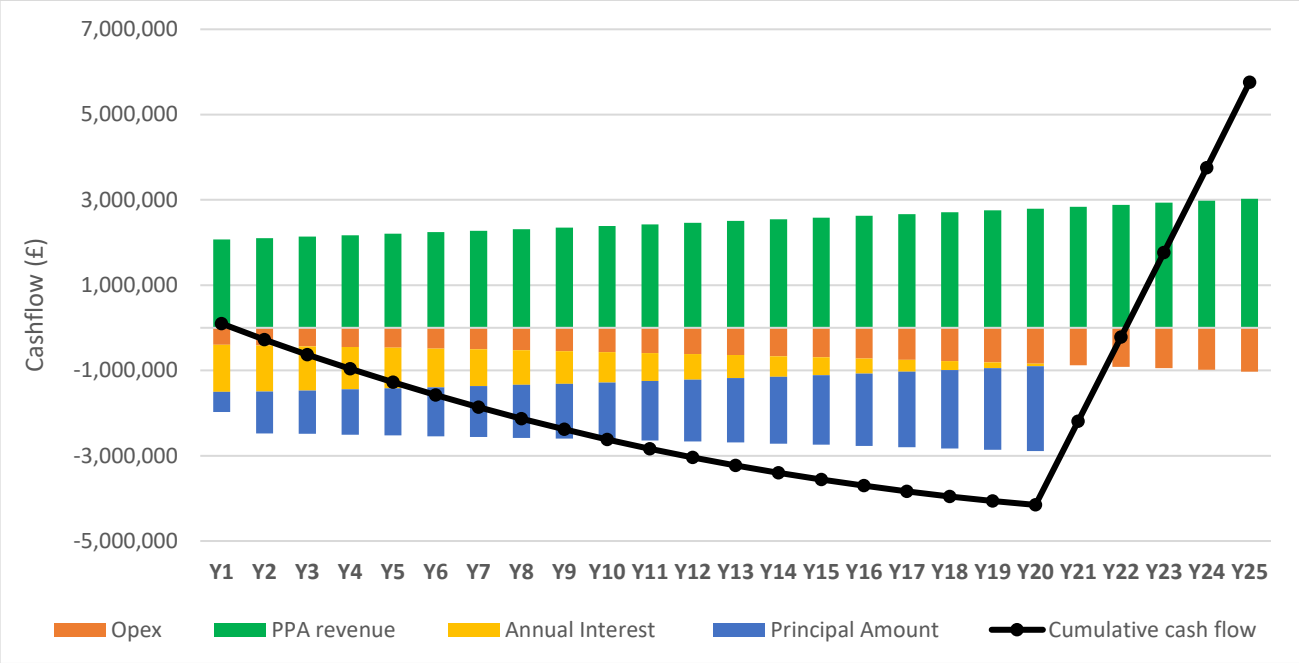
Year	Capex	Opex	PPA revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71,519	523,608	-213,414	-92,246	452,090	452,090
Y2	0	-74,379	531,944	-208,989	-190,008	457,565	909,655
Y3	0	-77,354	540,413	-200,737	-197,608	463,058	1,372,713
Y4	0	-80,449	549,016	-192,754	-205,513	468,567	1,841,280
Y5	0	-83,667	557,756	-184,451	-213,733	474,090	2,315,370
Y6	0	-87,013	566,636	-176,304	-222,282	479,623	2,794,993
Y7	0	-90,494	575,657	-166,837	-231,174	485,163	3,280,156
Y8	0	-94,114	584,821	-157,497	-240,421	490,708	3,770,864
Y9	0	-97,878	594,132	-147,784	-250,038	496,254	4,267,117
Y10	0	-101,793	603,590	-138,067	-260,039	501,797	4,768,914
Y11	0	-105,865	613,199	-127,178	-270,441	507,334	5,276,249
Y12	0	-110,100	622,961	-116,252	-281,258	512,862	5,789,110
Y13	0	-114,504	632,879	-104,889	-292,509	518,375	6,307,486
Y14	0	-119,084	642,954	-93,336	-304,209	523,871	6,831,357
Y15	0	-123,847	653,190	-80,782	-316,377	529,343	7,360,700
Y16	0	-128,801	663,589	-68,001	-329,032	534,788	7,895,488
Y17	0	-133,953	674,153	-54,708	-342,194	540,200	8,435,689
Y18	0	-139,311	684,886	-41,006	-355,881	545,575	8,981,264
Y19	0	-144,883	695,789	-26,507	-370,117	550,906	9,532,169
Y20	0	-150,679	706,866	-11,554	-384,921	556,187	10,088,357
Y21	0	-156,706	718,120			561,414	10,649,771
Y22	0	-162,974	729,552			566,578	11,216,348
Y23	0	-169,493	741,167			571,673	11,788,022
Y24	0	-176,273	752,966			576,693	12,364,715
Y25	0	-183,324	764,953			581,629	12,946,344

1.7 10 MW at 4% Interest



Year	Capex	Opex	PPA revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-143,037	743,793	-398,904	-172,422	29,430	29,430
Y2	0	-148,759	755,634	-390,634	-355,155	-138,914	-109,484
Y3	0	-154,709	767,664	-375,209	-369,361	-131,616	-241,100
Y4	0	-160,897	779,885	-360,288	-384,136	-125,435	-366,535
Y5	0	-167,333	792,301	-344,769	-399,501	-119,302	-485,837
Y6	0	-174,027	804,914	-329,541	-415,481	-114,134	-599,971
Y7	0	-180,988	817,729	-311,844	-432,100	-107,203	-707,175
Y8	0	-188,227	830,747	-294,387	-449,385	-101,252	-808,427
Y9	0	-195,756	843,972	-276,233	-467,360	-95,376	-903,803
Y10	0	-203,586	857,408	-258,070	-486,054	-90,302	-994,105
Y11	0	-211,730	871,058	-237,715	-505,496	-83,883	-1,077,988
Y12	0	-220,199	884,926	-217,294	-525,716	-78,283	-1,156,272
Y13	0	-229,007	899,014	-196,055	-546,745	-72,793	-1,229,065
Y14	0	-238,167	913,326	-174,459	-568,615	-67,915	-1,296,980
Y15	0	-247,694	927,866	-150,995	-591,359	-62,182	-1,359,162
Y16	0	-257,602	942,638	-127,105	-615,014	-57,082	-1,416,245
Y17	0	-267,906	957,644	-102,258	-639,614	-52,134	-1,468,379
Y20	0	-301,358	1,004,114	-21,596	-719,479	-38,319	-1,597,015
Y21	0	-313,412	1,020,099			706,687	-890,328
Y22	0	-325,948	1,036,339			710,391	-179,937
Y23	0	-338,986	1,052,838			713,851	533,914
Y24	0	-352,546	1,069,599			717,053	1,250,967
Y25	0	-366,648	1,086,627			719,979	1,970,946

1.8 28 MW at 4% Interest



Year	Capex	Opex	PPA revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-400,504	2,071,078	-1,100,975	-475,884	93,715	93,715
Y2	0	-416,524	2,104,050	-1,078,151	-980,228	-370,853	-277,138
Y3	0	-433,185	2,137,547	-1,035,578	-1,019,437	-350,654	-627,792
Y4	0	-450,512	2,171,576	-994,394	-1,060,215	-333,544	-961,336
Y5	0	-468,533	2,206,148	-951,562	-1,102,623	-316,570	-1,277,906
Y8	0	-527,036	2,313,200	-812,509	-1,240,301	-266,646	-2,129,919
Y9	0	-548,117	2,350,026	-762,402	-1,289,913	-250,406	-2,380,326
Y10	0	-570,042	2,387,438	-712,273	-1,341,510	-236,386	-2,616,712
Y11	0	-592,844	2,425,446	-656,094	-1,395,170	-218,662	-2,835,373
Y12	0	-616,557	2,464,059	-599,730	-1,450,977	-203,205	-3,038,579
Y13	0	-641,220	2,503,287	-541,112	-1,509,016	-188,060	-3,226,639
Y14	0	-666,868	2,543,140	-481,507	-1,569,377	-174,612	-3,401,251
Y15	0	-693,543	2,583,626	-416,747	-1,632,152	-158,815	-3,560,066
Y16	0	-721,285	2,624,758	-350,809	-1,697,438	-144,774	-3,704,840
Y17	0	-750,136	2,666,544	-282,233	-1,765,335	-131,161	-3,836,001
Y18	0	-780,142	2,708,995	-211,543	-1,835,949	-118,638	-3,954,640
Y19	0	-811,347	2,752,122	-136,744	-1,909,387	-105,356	-4,059,995
Y20	0	-843,801	2,795,936	-59,606	-1,985,762	-93,233	-4,153,229
Y21	0	-877,553	2,840,447	0	0	1,962,894	-2,190,334
Y22	0	-912,655	2,885,667	0	0	1,973,012	-217,322
Y23	0	-949,162	2,931,607	0	0	1,982,446	1,765,123
Y24	0	-987,128	2,978,278	0	0	1,991,150	3,756,273
Y25	0	-1,026,613	3,025,693	0	0	1,999,079	5,755,353

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Harewood Whin Green Energy Park

Annex - Financial Models and Cashflow for 100% Debt Scenarios Sensitivity Analysis

MAY 2025

1 Sensitivity Analysis

Arcadis has conducted a sensitivity analysis on the base case scenario of a 5MW solar PV plant. This analysis aims to understand the impact of variations in key parameters i.e. the Rate of Return, cumulative cash flow, and cumulative Net Present Value (NPV).

Arcadis has performed a sensitivity analysis on key variables, which is energy generation, capital expenditure (Capex), income, Renewable Energy Guarantees of Origin (REGO), interest rates, and project lifecycle. Each parameter was evaluated against the base case scenario to determine its impact on the project's financial outcomes. It should be noted that the sensitivity analysis for the project lifecycle does not incorporate replacement expenditure (REPEX), which is expected to represent an additional cost.

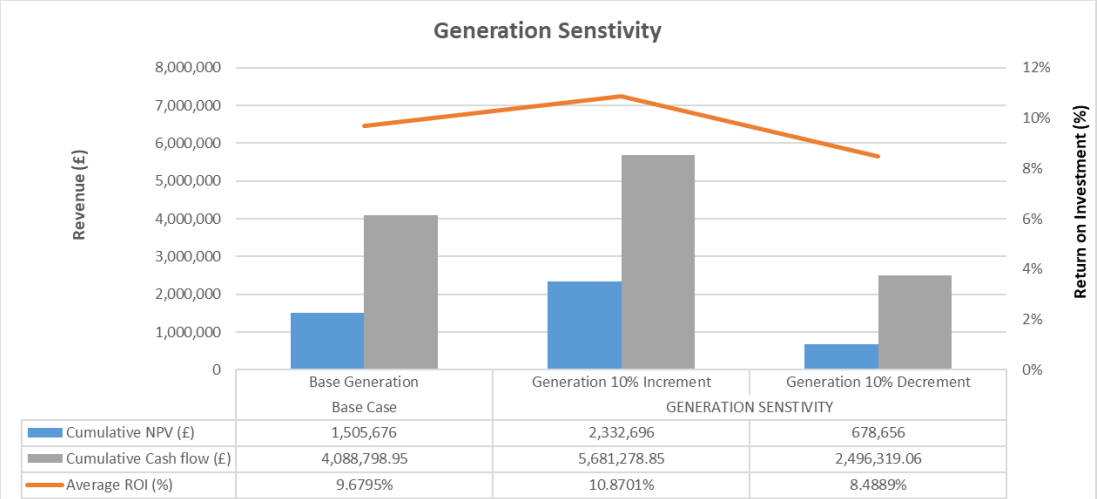
In addition to the base case analysis, Arcadis conducted a comparative assessment between 5MW and 10MW solar PV plants under different revenue models. The scenarios compared include:

- 5MW solar PV plant (SEG) vs 10MW solar PV plant (PPA)
- 5MW solar PV plant (PPA) vs 10MW solar PV plant (PPA)
- 5MW solar PV plant (SEG) vs 10MW solar PV plant (SEG)
- 5MW solar PV plant (SEG) vs 5MW solar PV plant (PPA)

1.1 Generation Sensitivity Analysis

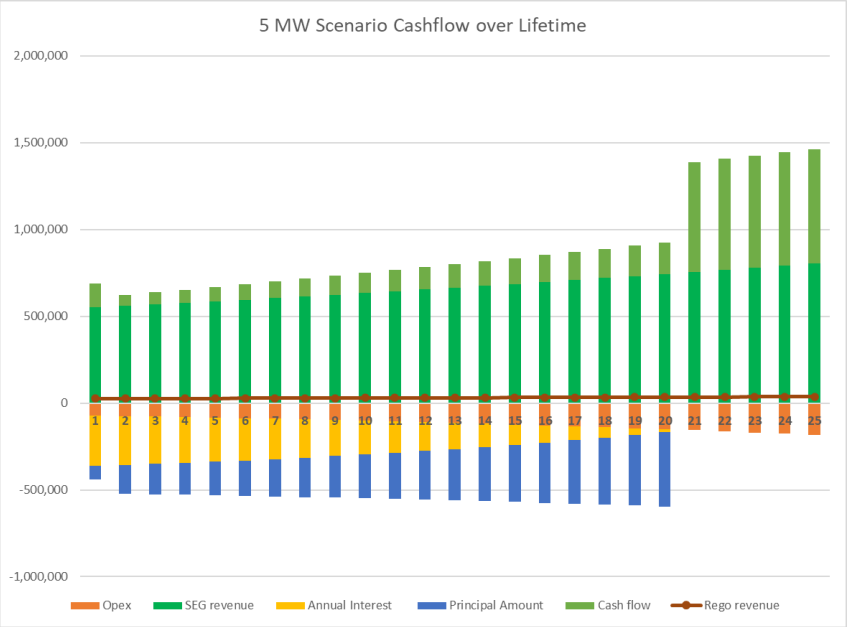
Arcadis has conducted a sensitivity analysis on the energy generation output of the solar PV plant. Two scenarios were considered to assess the potential impact on financial performance:

- 10% increase in energy generation
- 10% decrease in energy generation



Cashflow over Lifespan

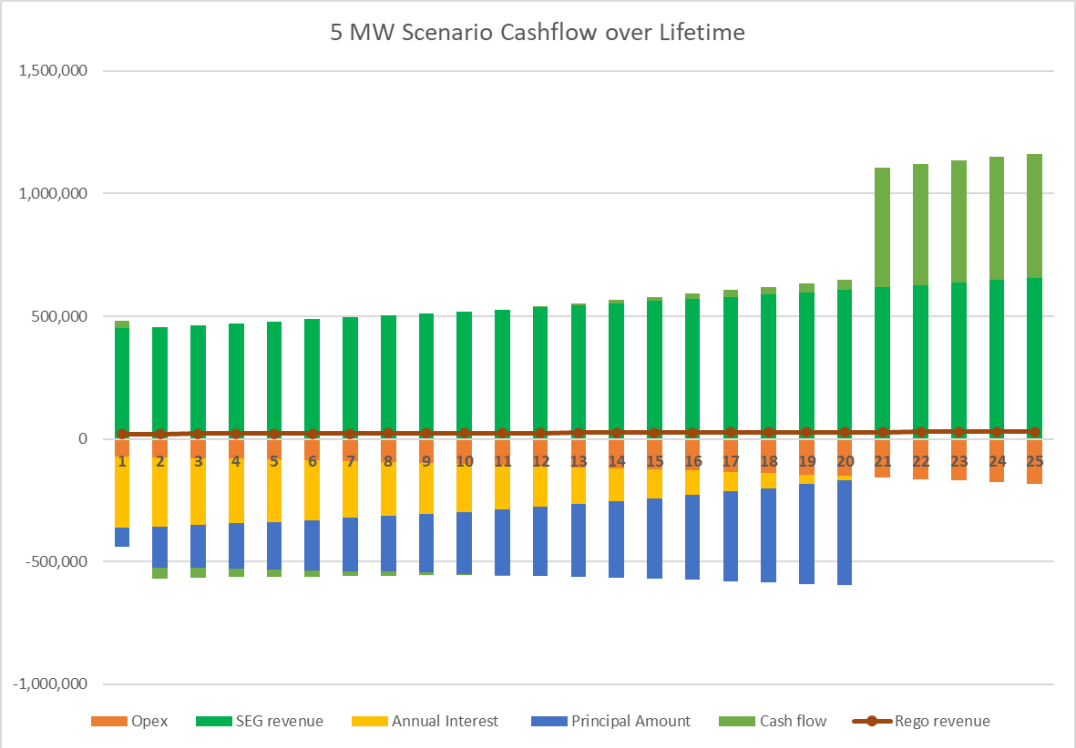
- **10% increase in energy generation**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	550506	25463	-288108	-79698	136644	136644
Y2	0	-74379	559270	25868	-283149	-165823	61787	198431
Y3	0	-77354	568174	26280	-273294	-174778	69027	267459
Y4	0	-80449	577219	26698	-263729	-184216	75524	342983
Y5	0	-83667	586409	27123	-253648	-194163	82054	425036
Y6	0	-87013	595744	27555	-243696	-204648	87942	512979
Y7	0	-90494	605229	27994	-231823	-215699	95206	608185
Y8	0	-94114	614864	28440	-220019	-227347	101824	710009
Y9	0	-97878	624652	28892	-207577	-239624	108466	818474
Y10	0	-101793	634597	29352	-195006	-252564	114587	933061
Y11	0	-105865	644700	29820	-180642	-266202	121810	1054871
Y12	0	-110100	654963	30294	-166074	-280577	128507	1183378
Y13	0	-114504	665390	30777	-150719	-295728	135216	1318594
Y14	0	-119084	675983	31267	-134916	-311697	141553	1460147
Y15	0	-123847	686745	31764	-117478	-328529	148655	1608803
Y16	0	-128801	697678	32270	-99499	-346270	155379	1764181
Y17	0	-133953	708785	32784	-80549	-364968	162098	1926280

Y18	0	-139311	720069	33306	-60756	-384676	168631	2094910
Y19	0	-144883	731532	33836	-39525	-405449	175511	2270422
Y20	0	-150679	743178	34375	-17336	-427343	182194	2452616
Y21	0	-156706	755010	34922			633226	3085842
Y22	0	-162974	767029	35478			639533	3725375
Y23	0	-169493	779241	36043			645790	4371165
Y24	0	-176273	791646	36616			651990	5023154
Y25	0	-183324	804249	37199			658125	5681279

- **10% Decrease in energy generation**

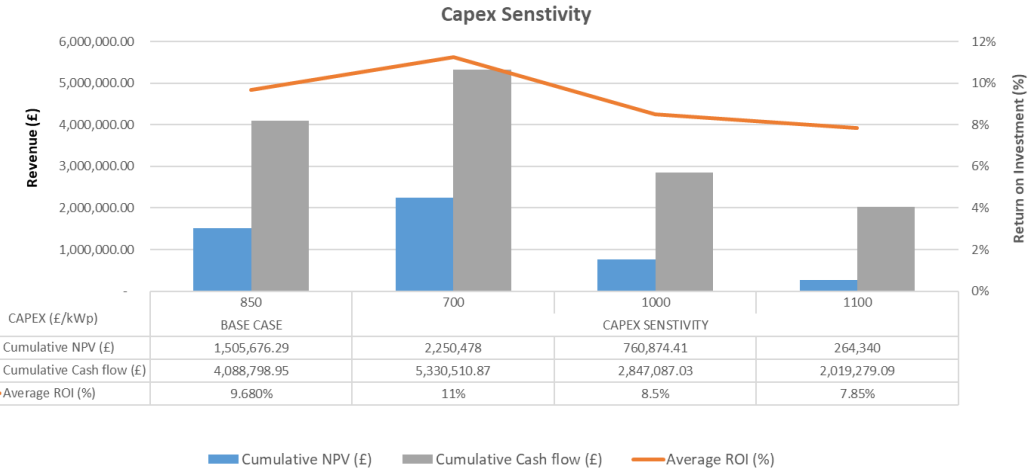


Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	450414	20833	-288108	-79698	31922	31922
Y2	0	-74379	457585	21165	-283149	-165823	-44602	-12679
Y3	0	-77354	464870	21502	-273294	-174778	-39055	-51734
Y4	0	-80449	472270	21844	-263729	-184216	-34279	-86014
Y5	0	-83667	479789	22192	-253648	-194163	-29497	-115511

Y6	0	-87013	487427	22545	-243696	-204648	-25385	-140896
Y7	0	-90494	495187	22904	-231823	-215699	-19925	-160821
Y8	0	-94114	503070	23269	-220019	-227347	-15140	-175962
Y9	0	-97878	511079	23639	-207577	-239624	-10361	-186322
Y10	0	-101793	519216	24016	-195006	-252564	-6131	-192454
Y11	0	-105865	527482	24398	-180642	-266202	-830	-193283
Y12	0	-110100	535879	24786	-166074	-280577	3915	-189369
Y13	0	-114504	544410	25181	-150719	-295728	8640	-180728
Y14	0	-119084	553077	25582	-134916	-311697	12962	-167766
Y15	0	-123847	561882	25989	-117478	-328529	18017	-149749
Y16	0	-128801	570827	26403	-99499	-346270	22661	-127088
Y17	0	-133953	579915	26823	-80549	-364968	27268	-99820
Y18	0	-139311	589147	27250	-60756	-384676	31653	-68167
Y19	0	-144883	598526	27684	-39525	-405449	36353	-31814
Y20	0	-150679	608055	28125	-17336	-427343	40821	9008
Y21	0	-156706	617735	28572			489602	498609
Y22	0	-162974	627570	29027			493623	992232
Y23	0	-169493	637560	29489			497557	1489789
Y24	0	-176273	647710	29959			501396	1991185
Y25	0	-183324	658022	30436			505134	2496319

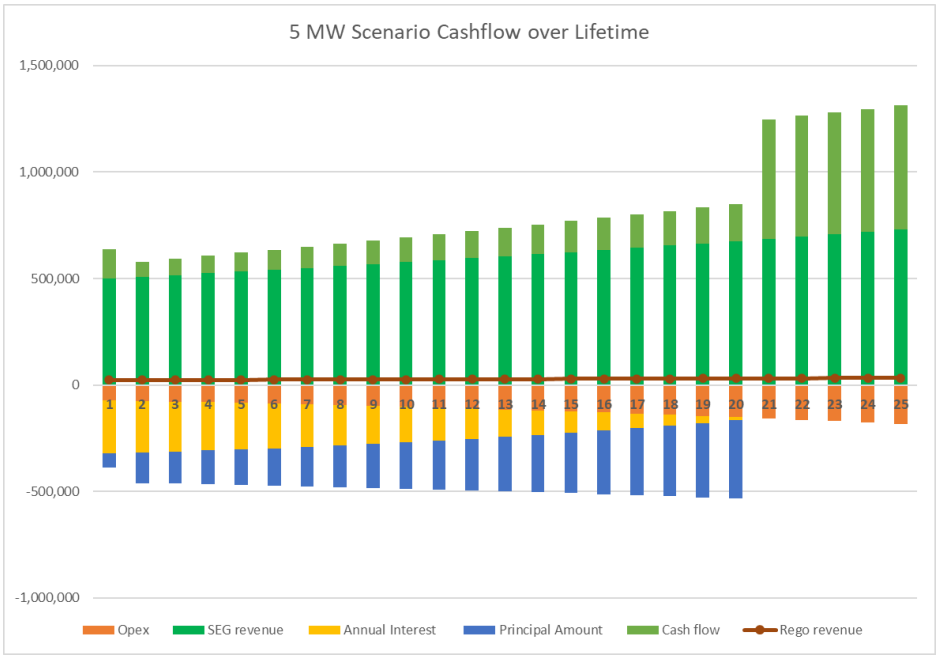
1.2 CAPEX Sensitivity Analysis

A sensitivity analysis on capital expenditure (Capex) was carried out using three alternative Capex values: £700/ kWp, £1,000/ kWp, and £1,100/ kWp. These were compared against the base case scenario, which assumes a Capex of £850/ kWp.



Cashflow over Lifespan

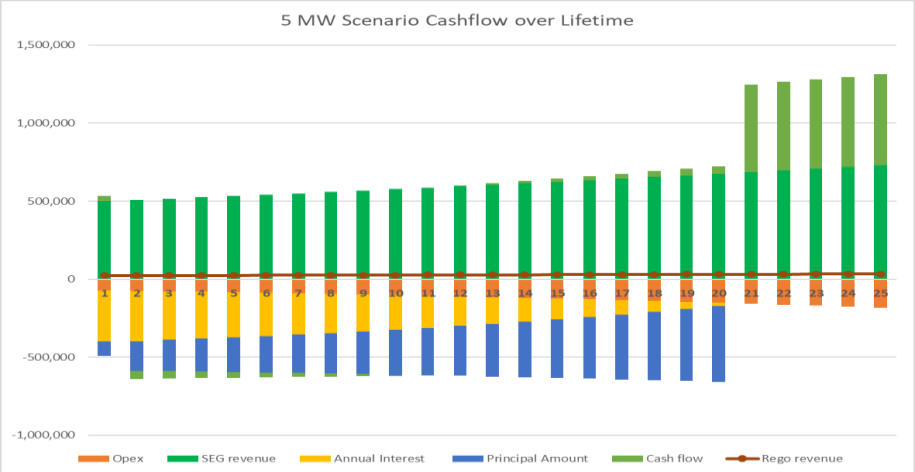
- **£700 per KWp**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71518.6	500460.3	23148.03	-247719	-68525.4	135844.9	135844.9
Y2	0	-74379.3	508427.6	23516.54	-243455	-142577	71532.85	207377.8
Y3	0	-77354.5	516521.8	23890.93	-234982	-150276	77800.06	285177.8
Y4	0	-80448.6	524744.8	24271.27	-226758	-158391	83418.25	368596.1
Y5	0	-83666.6	533098.8	24657.67	-218090	-166944	89055.52	457651.6
Y6	0	-87013.3	541585.7	25050.22	-209533	-175959	94130.48	551782.1

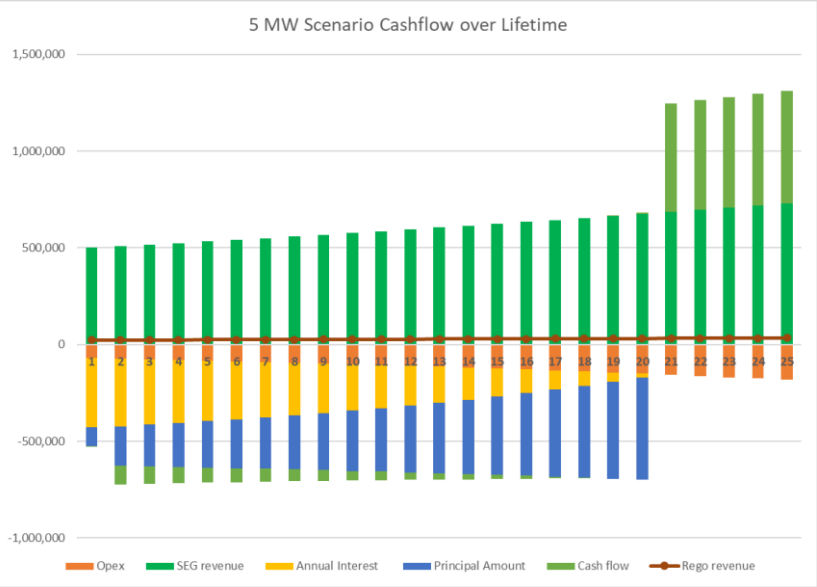
Y7	0	-90493.8	550207.8	25449.02	-199325	-185461	100377.4	652159.4
Y8	0	-94113.5	558967.1	25854.17	-189175	-195476	106056.6	758216
Y9	0	-97878.1	567865.8	26265.76	-178478	-206032	111744.2	869960.2
Y10	0	-101793	576906.2	26683.92	-167669	-217157	116971	986931.3
Y11	0	-105865	586090.6	27108.72	-155318	-228884	123132	1110063
Y12	0	-110100	595421.2	27540.29	-142793	-241244	128825.6	1238889
Y13	0	-114504	604900.3	27978.74	-129591	-254271	134514.1	1373403
Y14	0	-119084	614530.3	28424.16	-116002	-268001	139867.1	1513270
Y15	0	-123847	624313.6	28876.67	-101009	-282474	145860.7	1659131
Y16	0	-128801	634252.7	29336.39	-85550.6	-297727	151510.5	1810641
Y17	0	-133953	644350	29803.42	-69257.4	-313804	157138.8	1967780
Y18	0	-139311	654608	30277.89	-52239.2	-330750	162585.9	2130366
Y19	0	-144883	665029.4	30759.92	-33983.9	-348610	168311.6	2298678
Y20	0	-150679	675616.6	31249.61	-14906.1	-367435	173846.1	2472524
Y21	0	-156706	686372.5	31747.11			561413.6	3033937
Y22	0	-162974	697299.5	32252.52			566577.8	3600515
Y23	0	-169493	708400.5	32765.98			571673.3	4172189
Y24	0	-176273	719678.3	33287.62			576693	4748882
Y25	0	-183324	731135.5	33817.55			581629.3	5330511

- **£1000 per KWp**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71,519	500,460	23,148	-328498	-90871	32,722	32,722
Y2	0	-74379	508,428	23,517	-322842	-189070	-54,347	-21626
Y3	0	-77354	516,522	23,891	-311606	-199279	-47,828	-69453
Y4	0	-80449	524,745	24,271	-300701	-210040	-42,174	-111627
Y5	0	-83667	533,099	24,658	-289206	-221383	-36,499	-148126
Y6	0	-87013	541,586	25,050	-277859	-233337	-31,573	-179700
Y7	0	-90494	550,208	25,449	-264322	-245938	-25,096	-204796
Y8	0	-94114	558,967	25,854	-250863	-259218	-19,373	-224169
Y9	0	-97878	567,866	26,266	-236677	-273216	-13,639	-237808
Y10	0	-101793	576,906	26,684	-222343	-287970	-8,516	-246324
Y11	0	-105865	586,091	27,109	-205966	-303520	-2,151	-248475
Y12	0	-110100	595,421	27,540	-189356	-319910	3,596	-244879
Y13	0	-114504	604,900	27,979	-171848	-337185	9,342	-235537
Y14	0	-119084	614,530	28,424	-153829	-355393	14,648	-220889
Y15	0	-123847	624,314	28,877	-133947	-374584	20,812	-200077
Y16	0	-128801	634,253	29,336	-113447	-394812	26,529	-173548
Y17	0	-133953	644,350	29,803	-91841	-416132	32,227	-141321
Y18	0	-139311	654,608	30,278	-69274	-438603	37,698	-103622
Y19	0	-144883	665,029	30,760	-45066	-462288	43,553	-60070
Y20	0	-150679	675,617	31,250	-19767	-487251	49,170	-10900
Y21	0	-156706	686,372	31,747			561,414	550514
Y22	0	-162974	697,300	32,253			566,578	1117091
Y23	0	-169493	708,401	32,766			571,673	1688765
Y24	0	-176273	719,678	33,288			576,693	2265458
Y25	0	-183324	731,136	33,818			581,629	2847087

- **£1100 per KWp**

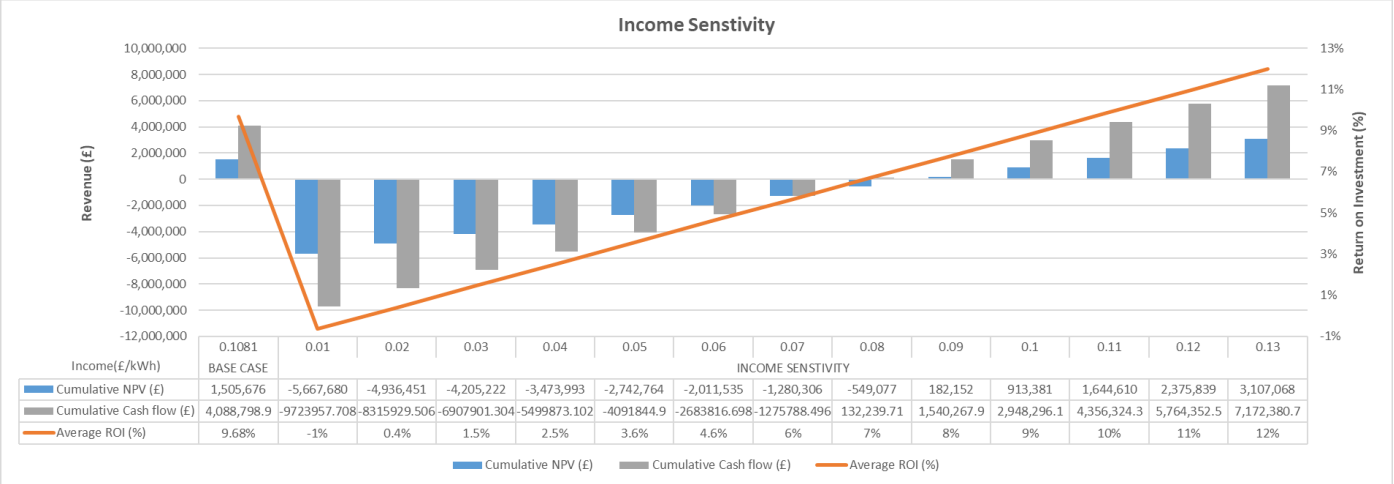


Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	23148	-355424	-98319	-1653	-1653
Y2	0	-74379	508428	23517	-349305	-204567	-96307	-97960
Y3	0	-77354	516522	23891	-337148	-215614	-89704	-187664
Y4	0	-80449	524745	24271	-325348	-227257	-84038	-271701
Y5	0	-83667	533099	24658	-312912	-239529	-78351	-350052
Y6	0	-87013	541586	25050	-300634	-252463	-73475	-423527
Y7	0	-90494	550208	25449	-285987	-266096	-66921	-490448
Y8	0	-94114	558967	25854	-271425	-280466	-61183	-551631
Y9	0	-97878	567866	26266	-256077	-295611	-55434	-607065
Y10	0	-101793	576906	26684	-240568	-311574	-50345	-657409
Y11	0	-105865	586091	27109	-222848	-328399	-43912	-701322
Y12	0	-110100	595421	27540	-204876	-346132	-38147	-739468
Y13	0	-114504	604900	27979	-185934	-364823	-32382	-771850
Y14	0	-119084	614530	28424	-166438	-384524	-27091	-798942
Y15	0	-123847	624314	28877	-144926	-405288	-20871	-819812
Y16	0	-128801	634253	29336	-122746	-427174	-15132	-834944

Y17	0	-133953	644350	29803	-99369	-450241	-9410	-844354
Y18	0	-139311	654608	30278	-74952	-474554	-3931	-848285
Y19	0	-144883	665029	30760	-48760	-500180	1966	-846319
Y20	0	-150679	675617	31250	-21387	-527190	7611	-838708
Y21	0	-156706	686372	31747			561414	-277294
Y22	0	-162974	697300	32253			566578	289283
Y23	0	-169493	708401	32766			571673	860957
Y24	0	-176273	719678	33288			576693	1437650
Y25	0	-183324	731136	33818			581629	2019279

1.3 Income Sensitivity Analysis

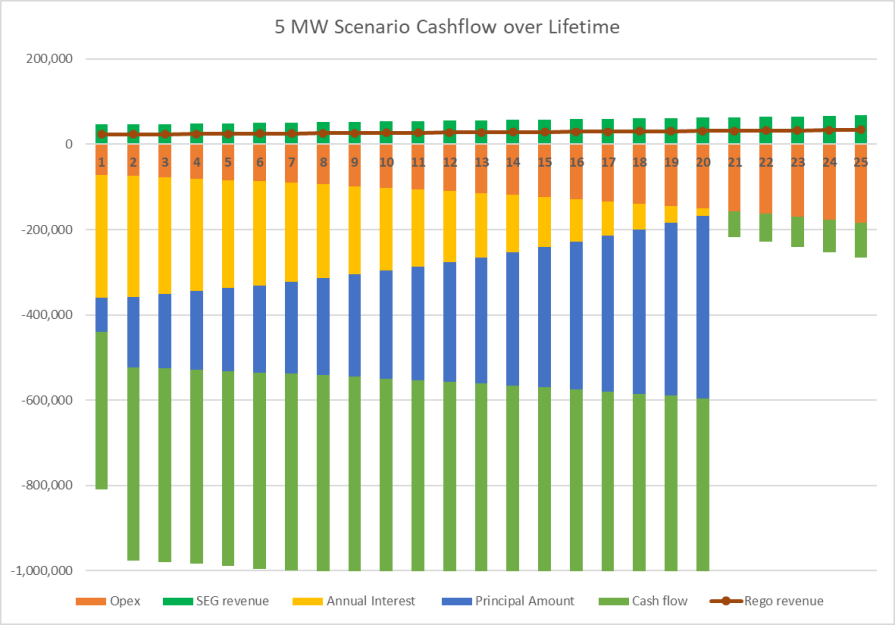
Arcadis has conducted a sensitivity analysis on income assumptions, evaluating a range of tariff values from £0.01/kWh to £0.13/kWh.



Income(£/kWh)	0.1081 BASE CASE	0.01	0.02	0.03	0.04	0.05	0.06	0.07	0.08	0.09	0.1	0.11	0.12	0.13
		INCOME SENSTIVITY												
Cumulative NPV (£)	1,505,676	-5,667,680	-4,936,451	-4,205,222	-3,473,993	-2,742,764	-2,011,535	-1,280,306	-549,077	182,152	913,381	1,644,610	2,375,839	3,107,068
Cumulative Cash flow (£)	4,088,798.9	-9723957.708	-8315929.506	-6907901.304	-5499873.102	-4091844.9	-2683816.698	-1275788.496	132,239.71	1,540,267.9	2,948,296.1	4,356,324.3	5,764,352.5	7,172,380.7
Average ROI (%)	9.68%	-1%	0.4%	1.5%	2.5%	3.6%	4.6%	6%	7%	8%	9%	10%	11%	12%

Cashflow over Lifespan

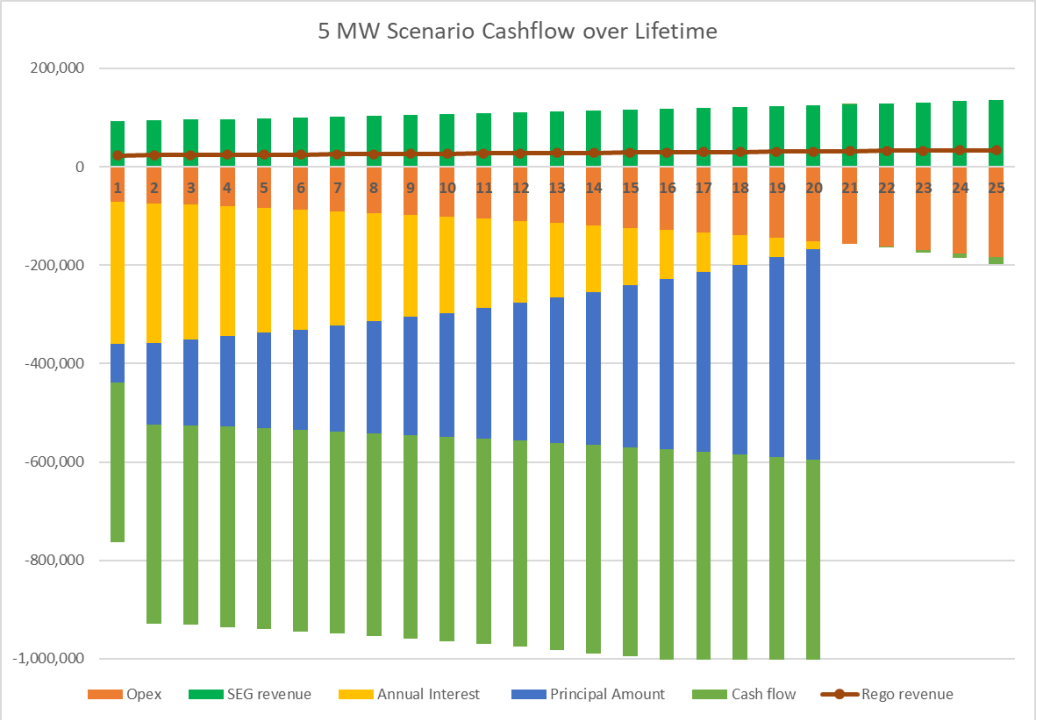
- **£0.01 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	46296	23148	-288108	-79698	-369881	-369881
Y2	0	-74379	47033	23517	-283149	-165823	-452802	-822683
Y3	0	-77354	47782	23891	-273294	-174778	-453754	-1276436
Y4	0	-80449	48543	24271	-263729	-184216	-455580	-1732017
Y5	0	-83667	49315	24658	-253648	-194163	-457505	-2189522
Y6	0	-87013	50100	25050	-243696	-204648	-460207	-2649729
Y7	0	-90494	50898	25449	-231823	-215699	-461669	-3111398
Y8	0	-94114	51708	25854	-220019	-227347	-463917	-3575315
Y9	0	-97878	52532	26266	-207577	-239624	-466282	-4041597
Y10	0	-101793	53368	26684	-195006	-252564	-469311	-4510907
Y11	0	-105865	54217	27109	-180642	-266202	-471383	-4982290
Y12	0	-110100	55081	27540	-166074	-280577	-474130	-5456420
Y13	0	-114504	55957	27979	-150719	-295728	-477015	-5933435
Y14	0	-119084	56848	28424	-134916	-311697	-480424	-6413859
Y15	0	-123847	57753	28877	-117478	-328529	-483224	-6897083
Y16	0	-128801	58673	29336	-99499	-346270	-486560	-7383643
Y17	0	-133953	59607	29803	-80549	-364968	-490060	-7873703

Y18	0	-139311	60556	30278	-60756	-384676	-493910	-8367613
Y19	0	-144883	61520	30760	-39525	-405449	-497577	-8865191
Y20	0	-150679	62499	31250	-17336	-427343	-501610	-9366800
Y21	0	-156706	63494	31747			-61465	-9428265
Y22	0	-162974	64505	32253			-66217	-9494481
Y23	0	-169493	65532	32766			-71195	-9565677
Y24	0	-176273	66575	33288			-76410	-9642087
Y25	0	-183324	67635	33818			-81871	-9723958

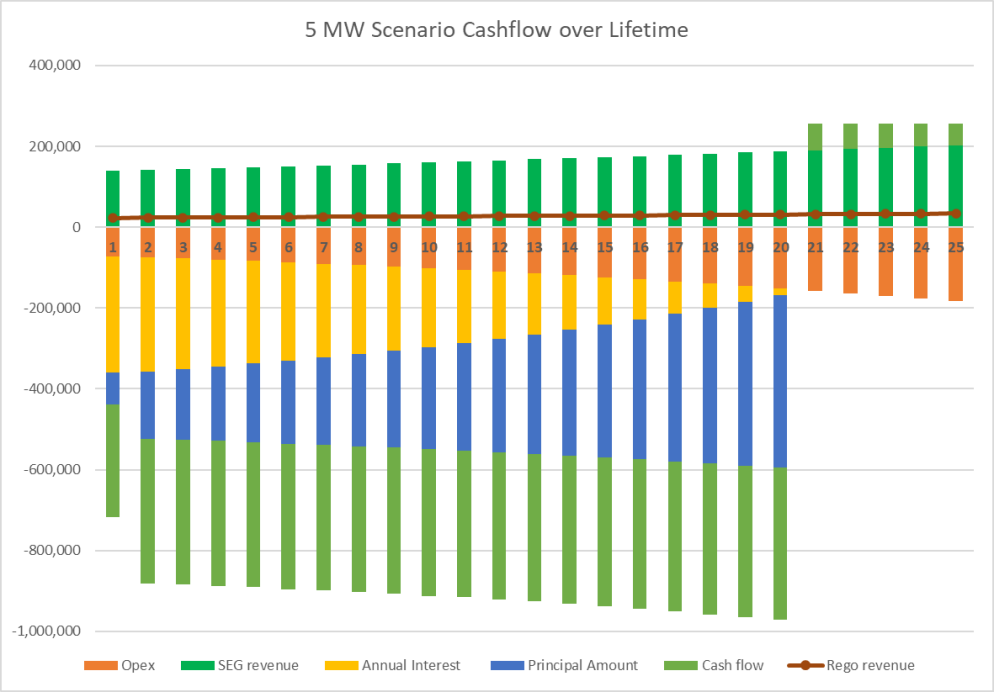
- **£0.02 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71,519	92,592	23,148	-288,108	-79,698	-323,585	-323,585
Y2	0	-74,379	94,066	23,517	-283,149	-165,823	-405,769	-729,354
Y3	0	-77,354	95,564	23,891	-273,294	-174,778	-405,972	-1,135,326
Y4	0	-80,449	97,085	24,271	-263,729	-184,216	-407,038	-1,542,363

Y5	0	-83,667	98,631	24,658	-253,648	-194,163	-408,190	-1,950,553
Y6	0	-87,013	100,201	25,050	-243,696	-204,648	-410,106	-2,360,659
Y7	0	-90,494	101,796	25,449	-231,823	-215,699	-410,771	-2,771,430
Y8	0	-94,114	103,417	25,854	-220,019	-227,347	-412,209	-3,183,639
Y9	0	-97,878	105,063	26,266	-207,577	-239,624	-413,750	-3,597,389
Y10	0	-101,793	106,736	26,684	-195,006	-252,564	-415,943	-4,013,332
Y11	0	-105,865	108,435	27,109	-180,642	-266,202	-417,165	-4,430,498
Y12	0	-110,100	110,161	27,540	-166,074	-280,577	-419,049	-4,849,547
Y13	0	-114,504	111,915	27,979	-150,719	-295,728	-421,057	-5,270,604
Y14	0	-119,084	113,697	28,424	-134,916	-311,697	-423,576	-5,694,180
Y15	0	-123,847	115,507	28,877	-117,478	-328,529	-425,471	-6,119,650
Y16	0	-128,801	117,346	29,336	-99,499	-346,270	-427,888	-6,547,538
Y17	0	-133,953	119,214	29,803	-80,549	-364,968	-430,453	-6,977,991
Y18	0	-139,311	121,112	30,278	-60,756	-384,676	-433,354	-7,411,346
Y19	0	-144,883	123,040	30,760	-39,525	-405,449	-436,058	-7,847,403
Y20	0	-150,679	124,998	31,250	-17,336	-427,343	-439,110	-8,286,513
Y21	0	-156,706	126,988	31,747			2,030	-8,284,484
Y22	0	-162,974	129,010	32,253			-1,712	-8,286,195
Y23	0	-169,493	131,064	32,766			-5,663	-8,291,859
Y24	0	-176,273	133,150	33,288			-9,835	-8,301,693
Y25	0	-183,324	135,270	33,818			-14,236	-8,315,930

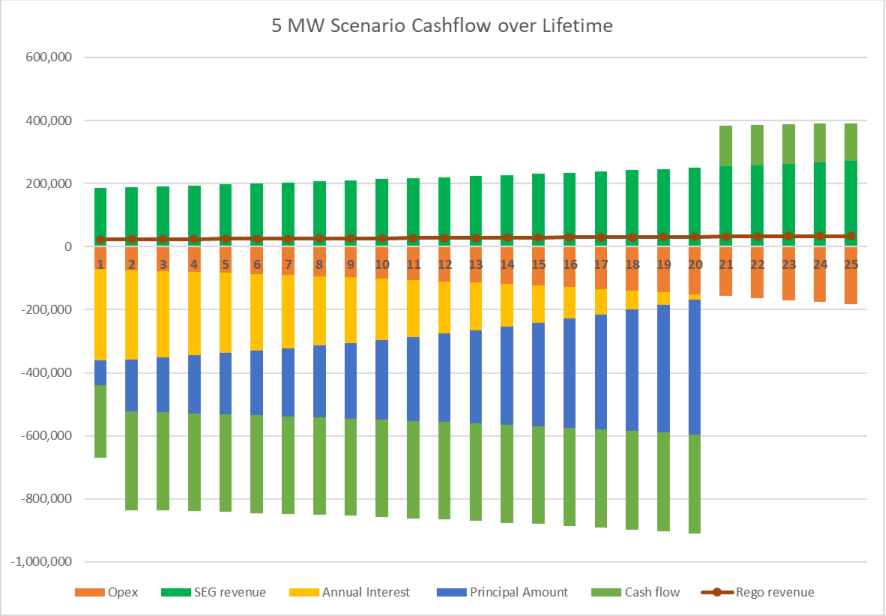
- **£0.03 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	138888	23148	-288108	-79698	-277289	-277289
Y2	0	-74379	141099	23517	-283149	-165823	-358736	-636024
Y3	0	-77354	143346	23891	-273294	-174778	-358190	-994215
Y4	0	-80449	145628	24271	-263729	-184216	-358495	-1352710
Y5	0	-83667	147946	24658	-253648	-194163	-358875	-1711584
Y6	0	-87013	150301	25050	-243696	-204648	-360006	-2071590
Y7	0	-90494	152694	25449	-231823	-215699	-359873	-2431463
Y8	0	-94114	155125	25854	-220019	-227347	-360500	-2791963
Y9	0	-97878	157595	26266	-207577	-239624	-361219	-3153182
Y10	0	-101793	160103	26684	-195006	-252564	-362575	-3515757
Y11	0	-105865	162652	27109	-180642	-266202	-362948	-3878705
Y12	0	-110100	165242	27540	-166074	-280577	-363968	-4242674
Y13	0	-114504	167872	27979	-150719	-295728	-365100	-4607773
Y14	0	-119084	170545	28424	-134916	-311697	-366728	-4974501
Y15	0	-123847	173260	28877	-117478	-328529	-367717	-5342218
Y16	0	-128801	176018	29336	-99499	-346270	-369215	-5711433

Y17	0	-133953	178821	29803	-80549	-364968	-370846	-6082279
Y18	0	-139311	181667	30278	-60756	-384676	-372799	-6455078
Y19	0	-144883	184559	30760	-39525	-405449	-374538	-6829616
Y20	0	-150679	187498	31250	-17336	-427343	-376611	-7206227
Y21	0	-156706	190483	31747			65524	-7140703
Y22	0	-162974	193515	32253			62793	-7077910
Y23	0	-169493	196596	32766			59869	-7018041
Y24	0	-176273	199726	33288			56740	-6961300
Y25	0	-183324	202905	33818			53399	-6907901

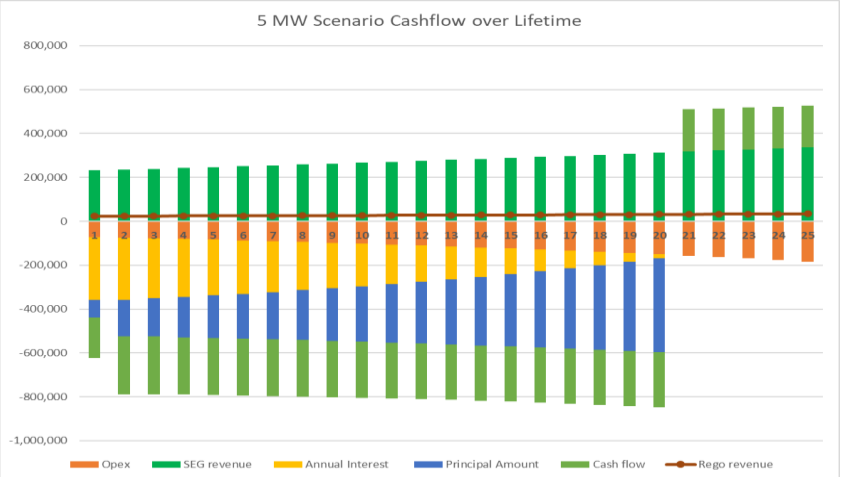
- **£0.04 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71518.6	185184.2	23148.03	-288108	-79698.1	-230993	-230993
Y2	0	-74379.3	188132.3	23516.54	-283149	-165823	-311702	-542695
Y3	0	-77354.5	191127.4	23890.93	-273294	-174778	-310408	-853104
Y4	0	-80448.6	194170.2	24271.27	-263729	-184216	-309953	-1163056
Y5	0	-83666.6	197261.3	24657.67	-253648	-194163	-309559	-1472615
Y6	0	-87013.3	200401.7	25050.22	-243696	-204648	-309905	-1782521

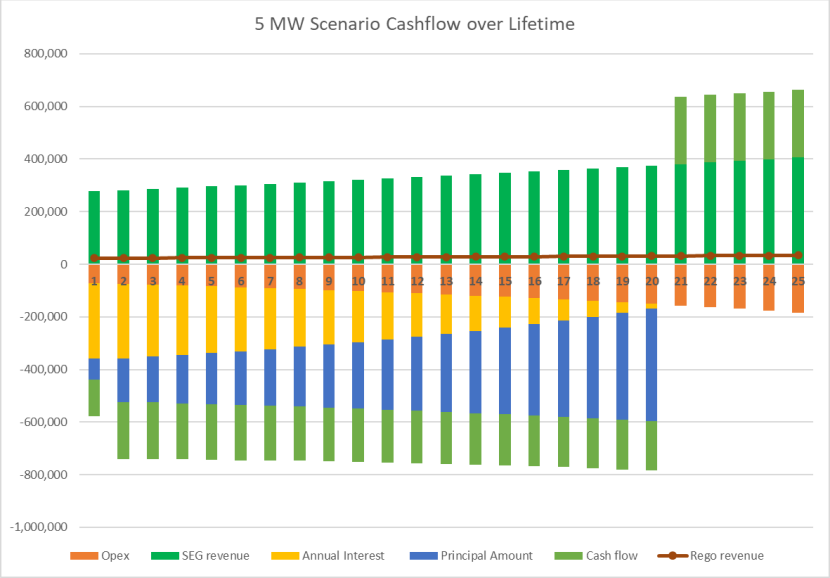
Y7	0	-90493.8	203592.1	25449.02	-231823	-215699	-308975	-2091496
Y8	0	-94113.5	206833.3	25854.17	-220019	-227347	-308792	-2400288
Y9	0	-97878.1	210126.1	26265.76	-207577	-239624	-308687	-2708975
Y10	0	-101793	213471.3	26683.92	-195006	-252564	-309207	-3018182
Y11	0	-105865	216869.8	27108.72	-180642	-266202	-308730	-3326913
Y12	0	-110100	220322.4	27540.29	-166074	-280577	-308888	-3635801
Y13	0	-114504	223829.9	27978.74	-150719	-295728	-309142	-3944943
Y14	0	-119084	227393.3	28424.16	-134916	-311697	-309879	-4254822
Y15	0	-123847	231013.4	28876.67	-117478	-328529	-309964	-4564786
Y16	0	-128801	234691.1	29336.39	-99499	-346270	-310542	-4875328
Y17	0	-133953	238427.4	29803.42	-80549.3	-364968	-311240	-5186568
Y18	0	-139311	242223.1	30277.89	-60756.4	-384676	-312243	-5498810
Y19	0	-144883	246079.3	30759.92	-39524.8	-405449	-313018	-5811828
Y20	0	-150679	249996.9	31249.61	-17336.5	-427343	-314112	-6125940
Y21	0	-156706	253976.9	31747.11			129018	-5996922
Y22	0	-162974	258020.2	32252.52			127298.5	-5869624
Y23	0	-169493	262127.9	32765.98			125400.7	-5744223
Y24	0	-176273	266300.9	33287.62			123315.7	-5620907
Y25	0	-183324	270540.4	33817.55			121034.2	-5499873

- **£0.05 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	231480	23148	-288108	-79698	-184697	-184697
Y2	0	-74379	235165	23517	-283149	-165823	-264669	-449366
Y3	0	-77354	238909	23891	-273294	-174778	-262626	-711993
Y4	0	-80449	242713	24271	-263729	-184216	-261410	-973403
Y5	0	-83667	246577	24658	-253648	-194163	-260244	-1233646
Y6	0	-87013	250502	25050	-243696	-204648	-259805	-1493451
Y7	0	-90494	254490	25449	-231823	-215699	-258077	-1751528
Y8	0	-94114	258542	25854	-220019	-227347	-257084	-2008612
Y9	0	-97878	262658	26266	-207577	-239624	-256156	-2264768
Y10	0	-101793	266839	26684	-195006	-252564	-255839	-2520607
Y11	0	-105865	271087	27109	-180642	-266202	-254513	-2775120
Y12	0	-110100	275403	27540	-166074	-280577	-253807	-3028928
Y13	0	-114504	279787	27979	-150719	-295728	-253185	-3282112
Y14	0	-119084	284242	28424	-134916	-311697	-253031	-3535143
Y15	0	-123847	288767	28877	-117478	-328529	-252210	-3787354
Y16	0	-128801	293364	29336	-99499	-346270	-251869	-4039223
Y17	0	-133953	298034	29803	-80549	-364968	-251633	-4290856
Y18	0	-139311	302779	30278	-60756	-384676	-251687	-4542543
Y19	0	-144883	307599	30760	-39525	-405449	-251498	-4794041
Y20	0	-150679	312496	31250	-17336	-427343	-251613	-5045654
Y21	0	-156706	317471	31747			192512	-4853141
Y22	0	-162974	322525	32253			191804	-4661338
Y23	0	-169493	327660	32766			190933	-4470405
Y24	0	-176273	332876	33288			189891	-4280514
Y25	0	-183324	338176	33818			188669	-4091845

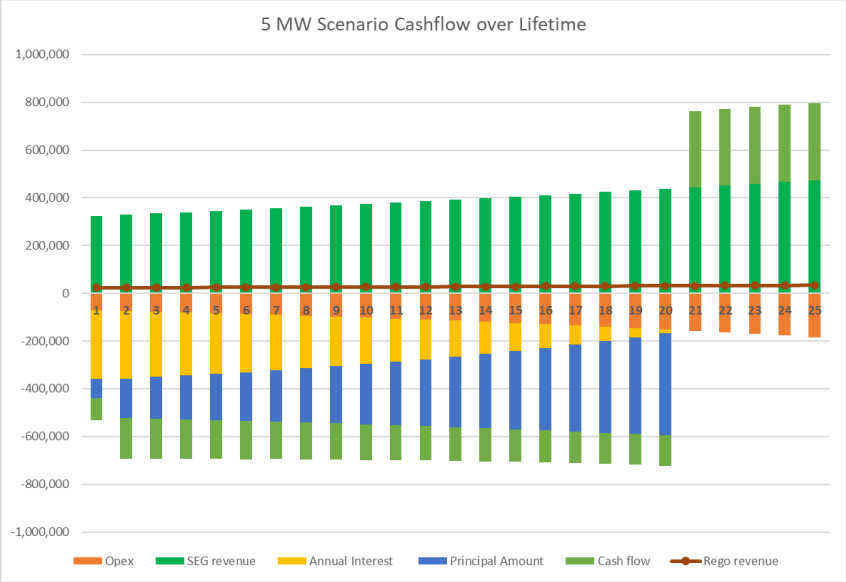
- **£0.06 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	277776	23148	-288108	-79698	-138401	-138401
Y2	0	-74379	282199	23517	-283149	-165823	-217636	-356037
Y3	0	-77354	286691	23891	-273294	-174778	-214844	-570882
Y4	0	-80449	291255	24271	-263729	-184216	-212867	-783749
Y5	0	-83667	295892	24658	-253648	-194163	-210929	-994678
Y6	0	-87013	300603	25050	-243696	-204648	-209705	-1204382
Y7	0	-90494	305388	25449	-231823	-215699	-207179	-1411561
Y8	0	-94114	310250	25854	-220019	-227347	-205375	-1616936
Y9	0	-97878	315189	26266	-207577	-239624	-203624	-1820561
Y10	0	-101793	320207	26684	-195006	-252564	-202472	-2023032
Y11	0	-105865	325305	27109	-180642	-266202	-200296	-2223328
Y12	0	-110100	330484	27540	-166074	-280577	-198727	-2422055
Y13	0	-114504	335745	27979	-150719	-295728	-197227	-2619282
Y14	0	-119084	341090	28424	-134916	-311697	-196183	-2815465
Y15	0	-123847	346520	28877	-117478	-328529	-194457	-3009922
Y16	0	-128801	352037	29336	-99499	-346270	-193196	-3203118

Y17	0	-133953	357641	29803	-80549	-364968	-192026	-3395144
Y18	0	-139311	363335	30278	-60756	-384676	-191131	-3586275
Y19	0	-144883	369119	30760	-39525	-405449	-189978	-3776253
Y20	0	-150679	374995	31250	-17336	-427343	-189113	-3965367
Y21	0	-156706	380965	31747			256006	-3709360
Y22	0	-162974	387030	32253			256309	-3453052
Y23	0	-169493	393192	32766			256465	-3196587
Y24	0	-176273	399451	33288			256466	-2940121
Y25	0	-183324	405811	33818			256304	-2683817

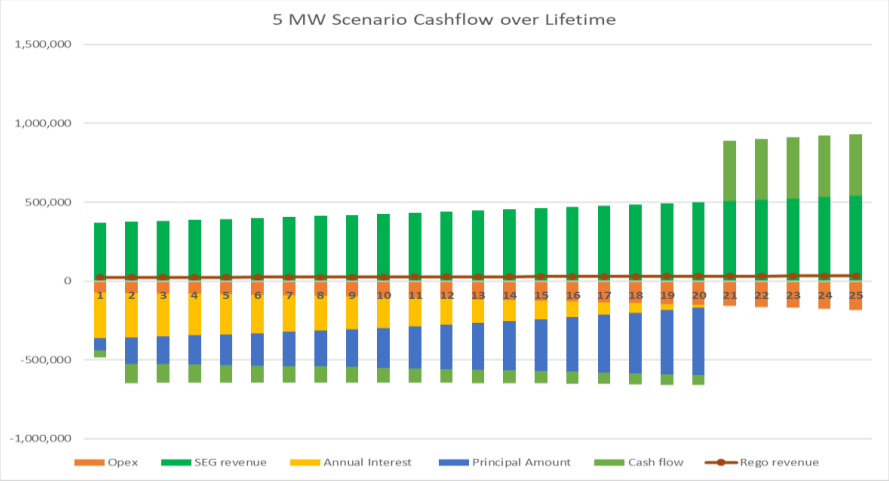
- **£0.07 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71518.6	324072.4	23148.03	-288108	-79698.1	-92104.7	-92104.7
Y2	0	-74379.3	329231.6	23516.54	-283149	-165823	-170603	-262708
Y3	0	-77354.5	334473	23890.93	-273294	-174778	-167063	-429771
Y4	0	-80448.6	339797.8	24271.27	-263729	-184216	-164325	-594095
Y5	0	-83666.6	345207.4	24657.67	-253648	-194163	-161613	-755709
Y6	0	-87013.3	350703.1	25050.22	-243696	-204648	-159604	-915313

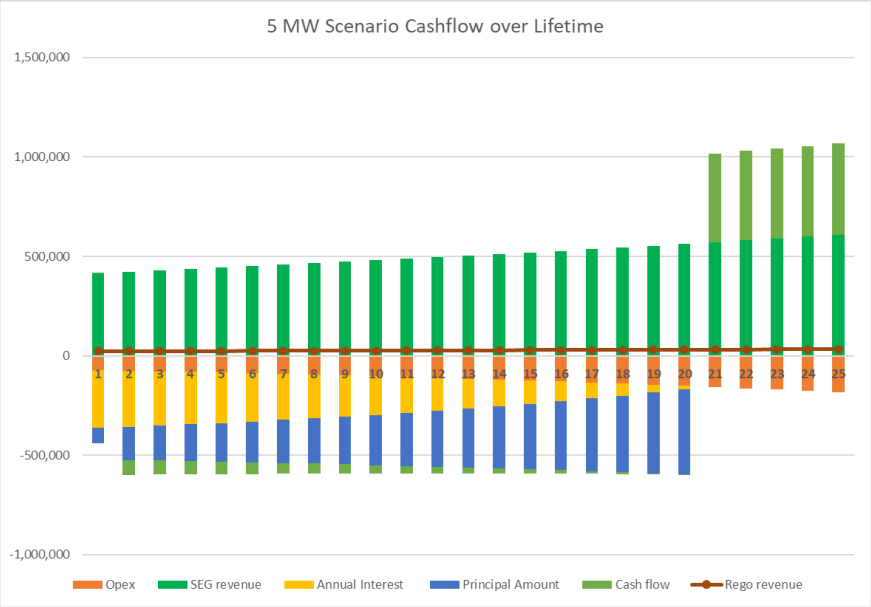
Y7	0	-90493.8	356286.2	25449.02	-231823	-215699	-156281	-1071594
Y8	0	-94113.5	361958.3	25854.17	-220019	-227347	-153667	-1225261
Y9	0	-97878.1	367720.7	26265.76	-207577	-239624	-151093	-1376353
Y10	0	-101793	373574.8	26683.92	-195006	-252564	-149104	-1525457
Y11	0	-105865	379522.1	27108.72	-180642	-266202	-146078	-1671535
Y12	0	-110100	385564.1	27540.29	-166074	-280577	-143646	-1815181
Y13	0	-114504	391702.3	27978.74	-150719	-295728	-141270	-1956451
Y14	0	-119084	397938.2	28424.16	-134916	-311697	-139334	-2095786
Y15	0	-123847	404273.4	28876.67	-117478	-328529	-136704	-2232490
Y16	0	-128801	410709.4	29336.39	-99499	-346270	-134524	-2367013
Y17	0	-133953	417247.9	29803.42	-80549.3	-364968	-132419	-2499432
Y18	0	-139311	423890.5	30277.89	-60756.4	-384676	-130575	-2630008
Y19	0	-144883	430638.8	30759.92	-39524.8	-405449	-128458	-2758466
Y20	0	-150679	437494.6	31249.61	-17336.5	-427343	-126614	-2885080
Y21	0	-156706	444459.5	31747.11			319500.7	-2565580
Y22	0	-162974	451535.3	32252.52			320813.6	-2244766
Y23	0	-169493	458723.7	32765.98			321996.6	-1922769
Y24	0	-176273	466026.6	33287.62			323041.4	-1599728
Y25	0	-183324	473445.8	33817.55			323939.5	-1275788

- **£0.08 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	370368	23148	-288108	-79698	-45809	-45809
Y2	0	-74379	376265	23517	-283149	-165823	-123570	-169379
Y3	0	-77354	382255	23891	-273294	-174778	-119281	-288660
Y4	0	-80449	388340	24271	-263729	-184216	-115782	-404442
Y5	0	-83667	394523	24658	-253648	-194163	-112298	-516740
Y6	0	-87013	400803	25050	-243696	-204648	-109504	-626244
Y7	0	-90494	407184	25449	-231823	-215699	-105383	-731626
Y8	0	-94114	413667	25854	-220019	-227347	-101959	-833585
Y9	0	-97878	420252	26266	-207577	-239624	-98561	-932146
Y10	0	-101793	426943	26684	-195006	-252564	-95736	-1027882
Y11	0	-105865	433740	27109	-180642	-266202	-91861	-1119743
Y12	0	-110100	440645	27540	-166074	-280577	-88565	-1208308
Y13	0	-114504	447660	27979	-150719	-295728	-85312	-1293621
Y14	0	-119084	454787	28424	-134916	-311697	-82486	-1376107
Y15	0	-123847	462027	28877	-117478	-328529	-78950	-1455057
Y16	0	-128801	469382	29336	-99499	-346270	-75851	-1530908
Y17	0	-133953	476855	29803	-80549	-364968	-72812	-1603720
Y18	0	-139311	484446	30278	-60756	-384676	-70020	-1673740
Y19	0	-144883	492159	30760	-39525	-405449	-66939	-1740679
Y20	0	-150679	499994	31250	-17336	-427343	-64115	-1804794
Y21	0	-156706	507954	31747			382995	-1421799
Y22	0	-162974	516040	32253			385319	-1036480
Y23	0	-169493	524256	32766			387529	-648952
Y24	0	-176273	532602	33288			389617	-259335
Y25	0	-183324	541081	33818			391575	132240

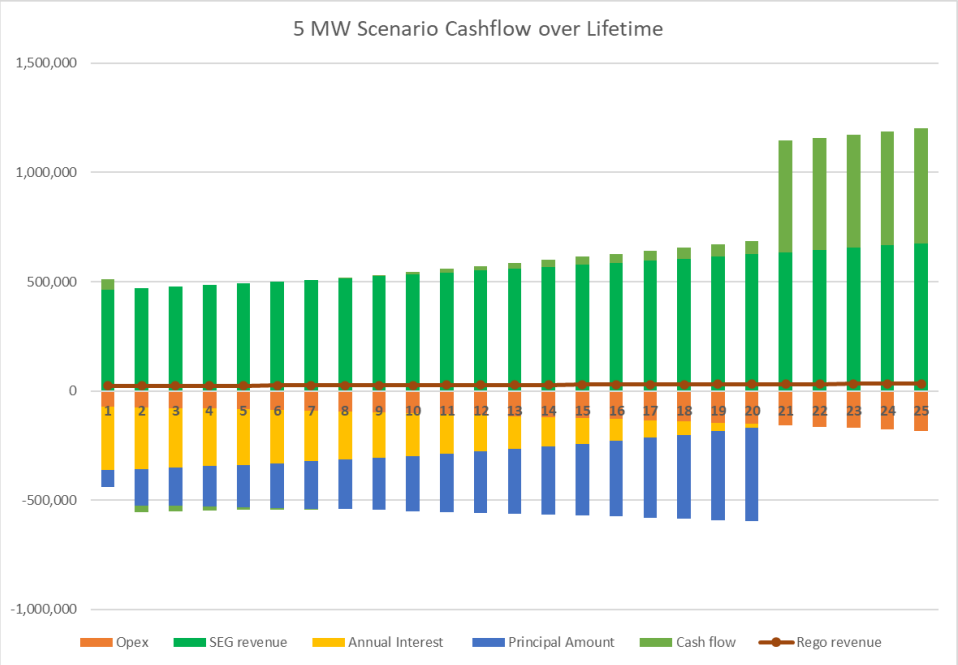
- **£0.09 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	416664	23148	-288108	-79698	487	487
Y2	0	-74379	423298	23517	-283149	-165823	-76537	-76050
Y3	0	-77354	430037	23891	-273294	-174778	-71499	-147549
Y4	0	-80449	436883	24271	-263729	-184216	-67240	-214788
Y5	0	-83667	443838	24658	-253648	-194163	-62983	-277771
Y6	0	-87013	450904	25050	-243696	-204648	-59403	-337174
Y7	0	-90494	458082	25449	-231823	-215699	-54485	-391659
Y8	0	-94114	465375	25854	-220019	-227347	-50250	-441909
Y9	0	-97878	472784	26266	-207577	-239624	-46030	-487939
Y10	0	-101793	480310	26684	-195006	-252564	-42368	-530307
Y11	0	-105865	487957	27109	-180642	-266202	-37643	-567950
Y12	0	-110100	495725	27540	-166074	-280577	-33485	-601435
Y13	0	-114504	503617	27979	-150719	-295728	-29355	-630790
Y14	0	-119084	511635	28424	-134916	-311697	-25638	-656428

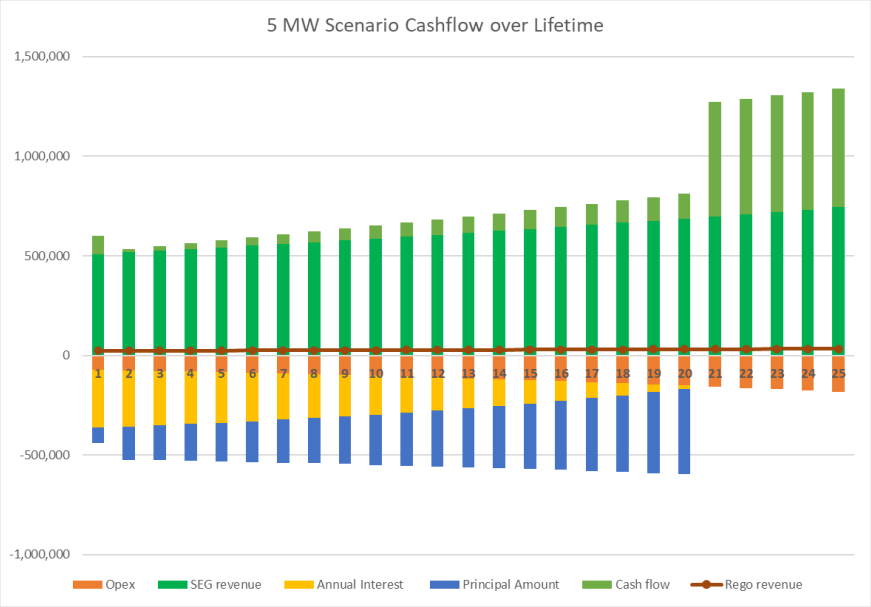
Y15	0	-123847	519780	28877	-117478	-328529	-21197	-677625
Y16	0	-128801	528055	29336	-99499	-346270	-17178	-694803
Y17	0	-133953	536462	29803	-80549	-364968	-13205	-708009
Y18	0	-139311	545002	30278	-60756	-384676	-9464	-717472
Y19	0	-144883	553678	30760	-39525	-405449	-5419	-722891
Y20	0	-150679	562493	31250	-17336	-427343	-1616	-724507
Y21	0	-156706	571448	31747			446489	-278018
Y22	0	-162974	580545	32253			449824	171806
Y23	0	-169493	589788	32766			453060	624866
Y24	0	-176273	599177	33288			456192	1081058
Y25	0	-183324	608716	33818			459210	1540268

- **£0.1 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	462961	23148	-288108	-79698	46783	46783
Y2	0	-74379	470331	23517	-283149	-165823	-29504	17279
Y3	0	-77354	477819	23891	-273294	-174778	-23717	-6438
Y4	0	-80449	485425	24271	-263729	-184216	-18697	-25135
Y5	0	-83667	493153	24658	-253648	-194163	-13667	-38802
Y6	0	-87013	501004	25050	-243696	-204648	-9303	-48105
Y7	0	-90494	508980	25449	-231823	-215699	-3587	-51692
Y8	0	-94114	517083	25854	-220019	-227347	1458	-50234
Y9	0	-97878	525315	26266	-207577	-239624	6502	-43732
Y10	0	-101793	533678	26684	-195006	-252564	11000	-32732
Y11	0	-105865	542174	27109	-180642	-266202	16574	-16158
Y12	0	-110100	550806	27540	-166074	-280577	21596	5438
Y13	0	-114504	559575	27979	-150719	-295728	26602	32040
Y14	0	-119084	568483	28424	-134916	-311697	31211	63251
Y15	0	-123847	577533	28877	-117478	-328529	36556	99807
Y16	0	-128801	586728	29336	-99499	-346270	41495	141302
Y17	0	-133953	596068	29803	-80549	-364968	46402	187703
Y18	0	-139311	605558	30278	-60756	-384676	51092	238795
Y19	0	-144883	615198	30760	-39525	-405449	56101	294896
Y20	0	-150679	624992	31250	-17336	-427343	60883	355780
Y21	0	-156706	634942	31747			509983	865763
Y22	0	-162974	645050	32253			514329	1380092
Y23	0	-169493	655320	32766			518592	1898684
Y24	0	-176273	665752	33288			522767	2421451
Y25	0	-183324	676351	33818			526845	2948296

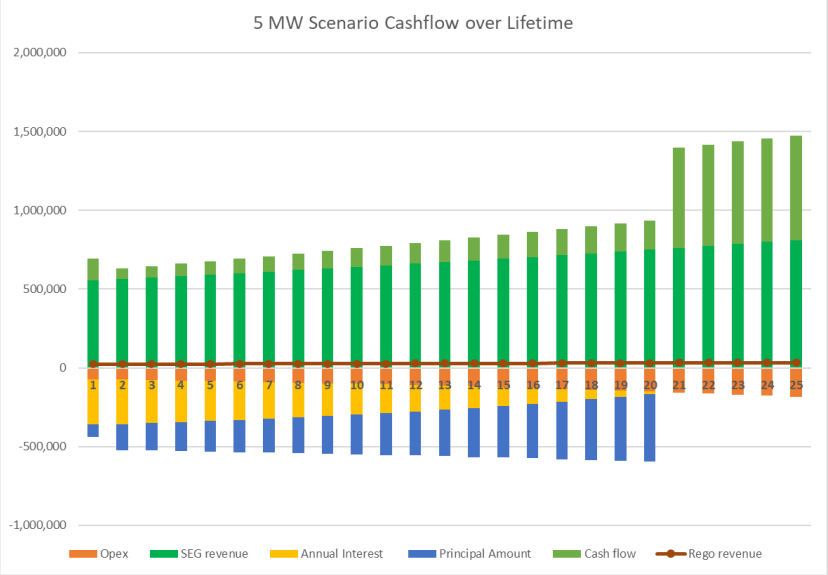
- **£0.11 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	509257	23148	-288108	-79698	93079	93079
Y2	0	-74379	517364	23517	-283149	-165823	17529	110609
Y3	0	-77354	525600	23891	-273294	-174778	24065	134673
Y4	0	-80449	533968	24271	-263729	-184216	29845	164519
Y5	0	-83667	542469	24658	-253648	-194163	35648	200167
Y6	0	-87013	551105	25050	-243696	-204648	40798	240964
Y7	0	-90494	559878	25449	-231823	-215699	47311	288276
Y8	0	-94114	568792	25854	-220019	-227347	53166	341442
Y9	0	-97878	577847	26266	-207577	-239624	59033	400475
Y10	0	-101793	587046	26684	-195006	-252564	64368	464843
Y11	0	-105865	596392	27109	-180642	-266202	70792	535635
Y12	0	-110100	605886	27540	-166074	-280577	76676	612311
Y13	0	-114504	615532	27979	-150719	-295728	82560	694871
Y14	0	-119084	625331	28424	-134916	-311697	88059	782930
Y15	0	-123847	635287	28877	-117478	-328529	94310	877239

Y16	0	-128801	645400	29336	-99499	-346270	100167	977407
Y17	0	-133953	655675	29803	-80549	-364968	106008	1083415
Y18	0	-139311	666114	30278	-60756	-384676	111648	1195063
Y19	0	-144883	676718	30760	-39525	-405449	117621	1312684
Y20	0	-150679	687492	31250	-17336	-427343	123383	1436066
Y21	0	-156706	698436	31747			573478	2009544
Y22	0	-162974	709555	32253			578834	2588378
Y23	0	-169493	720852	32766			584124	3172502
Y24	0	-176273	732328	33288			589342	3761844
Y25	0	-183324	743986	33818			594480	4356324

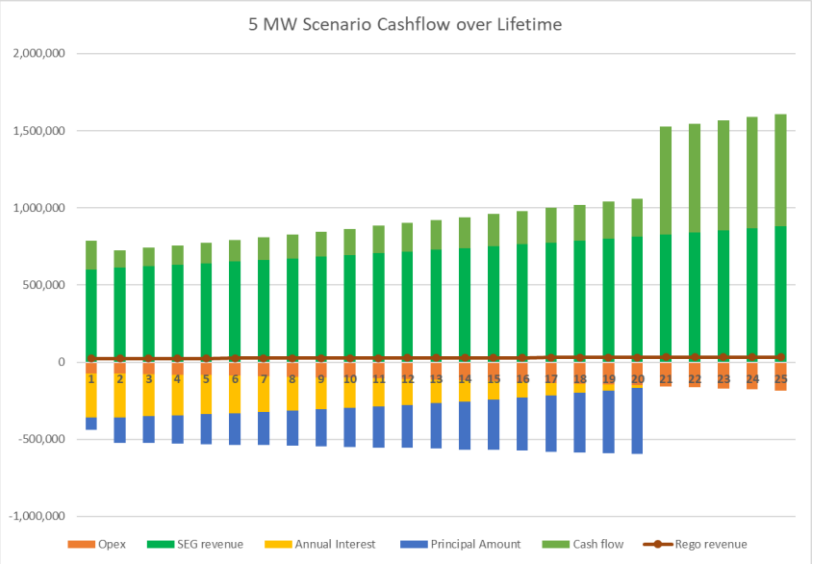
- **£0.12 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	555553	23148	-288108	-79698	139376	139376
Y2	0	-74379	564397	23517	-283149	-165823	64562	203938
Y3	0	-77354	573382	23891	-273294	-174778	71847	275784
Y4	0	-80449	582510	24271	-263729	-184216	78388	354172
Y5	0	-83667	591784	24658	-253648	-194163	84963	439136

Y6	0	-87013	601205	25050	-243696	-204648	90898	530034
Y7	0	-90494	610776	25449	-231823	-215699	98209	628243
Y8	0	-94114	620500	25854	-220019	-227347	104875	733118
Y9	0	-97878	630378	26266	-207577	-239624	111565	844683
Y10	0	-101793	640414	26684	-195006	-252564	117735	962418
Y11	0	-105865	650609	27109	-180642	-266202	125009	1087427
Y12	0	-110100	660967	27540	-166074	-280577	131757	1219184
Y13	0	-114504	671490	27979	-150719	-295728	138517	1357701
Y14	0	-119084	682180	28424	-134916	-311697	144907	1502609
Y15	0	-123847	693040	28877	-117478	-328529	152063	1654671
Y16	0	-128801	704073	29336	-99499	-346270	158840	1813512
Y17	0	-133953	715282	29803	-80549	-364968	165615	1979127
Y18	0	-139311	726669	30278	-60756	-384676	172203	2151330
Y19	0	-144883	738238	30760	-39525	-405449	179141	2330471
Y20	0	-150679	749991	31250	-17336	-427343	185882	2516353
Y21	0	-156706	761931	31747			636972	3153325
Y22	0	-162974	774061	32253			643339	3796664
Y23	0	-169493	786384	32766			649656	4446320
Y24	0	-176273	798903	33288			655918	5102237
Y25	0	-183324	811621	33818			662115	5764353

- **£0.13 per KWh**

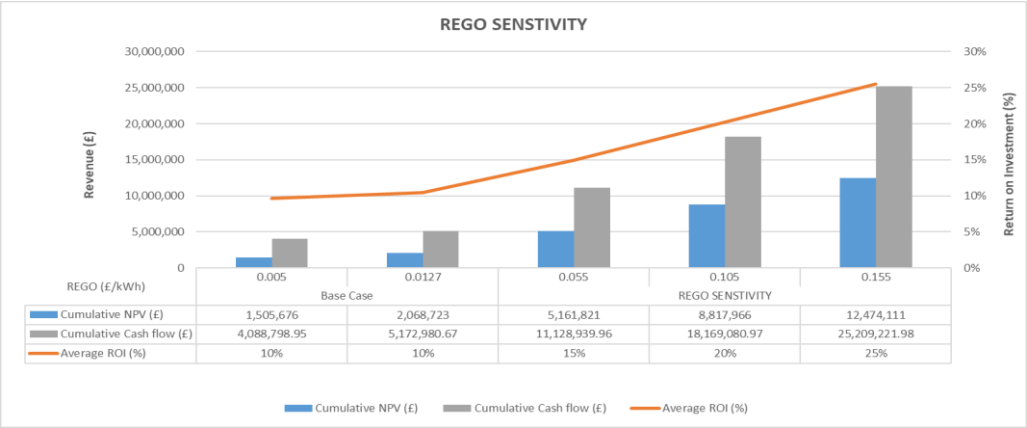


Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	601849	23148	-288108	-79698	185672	185672
Y2	0	-74379	611430	23517	-283149	-165823	111595	297267
Y3	0	-77354	621164	23891	-273294	-174778	119628	416895
Y4	0	-80449	631053	24271	-263729	-184216	126930	543826
Y5	0	-83667	641099	24658	-253648	-194163	134279	678104
Y6	0	-87013	651306	25050	-243696	-204648	140998	819103
Y7	0	-90494	661674	25449	-231823	-215699	149107	968210
Y8	0	-94114	672208	25854	-220019	-227347	156583	1124793
Y9	0	-97878	682910	26266	-207577	-239624	164097	1288890
Y10	0	-101793	693782	26684	-195006	-252564	171103	1459993
Y11	0	-105865	704827	27109	-180642	-266202	179227	1639219
Y12	0	-110100	716048	27540	-166074	-280577	186837	1826057
Y13	0	-114504	727447	27979	-150719	-295728	194475	2020532
Y14	0	-119084	739028	28424	-134916	-311697	201756	2222287
Y15	0	-123847	750793	28877	-117478	-328529	209816	2432104
Y16	0	-128801	762746	29336	-99499	-346270	217513	2649617

Y17	0	-133953	774889	29803	-80549	-364968	225222	2874839
Y18	0	-139311	787225	30278	-60756	-384676	232759	3107598
Y19	0	-144883	799758	30760	-39525	-405449	240661	3348258
Y20	0	-150679	812490	31250	-17336	-427343	248381	3596640
Y21	0	-156706	825425	31747			700466	4297106
Y22	0	-162974	838566	32253			707844	5004949
Y23	0	-169493	851916	32766			715188	5720138
Y24	0	-176273	865478	33288			722493	6442631
Y25	0	-183324	879256	33818			729750	7172381

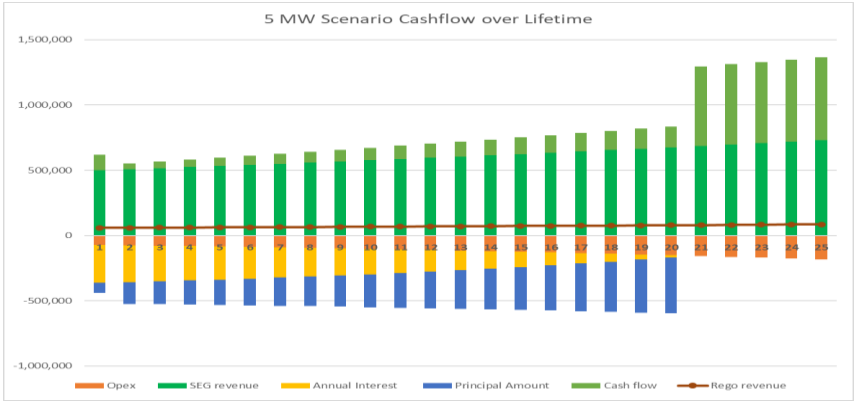
1.4 REGO Sensitivity Analysis

Arcadis conducted a sensitivity analysis on the REGO price assumptions, assessing a range from the base case value of £0.05/kWh up to £0.155/kWh. Additionally, a REGO value of £0.0127/kWh was included in the analysis to evaluate its impact on key financial parameters.



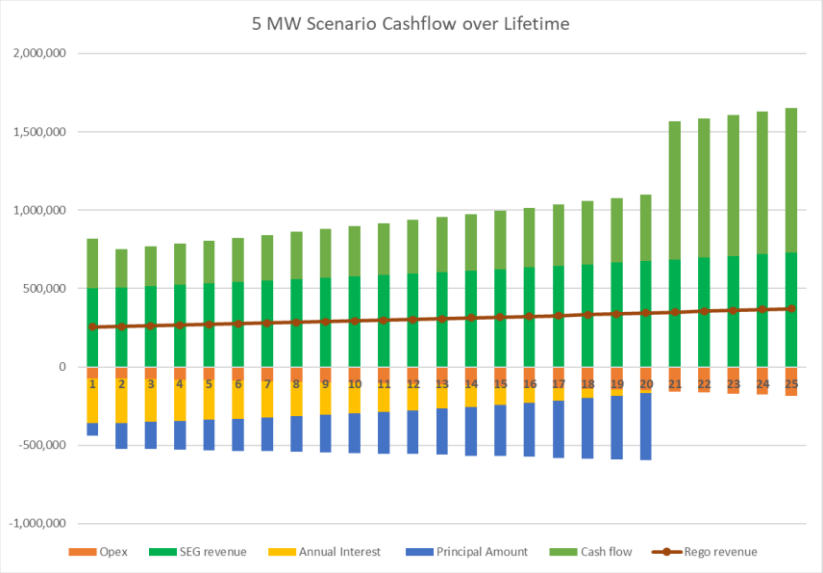
Cashflow over Lifespan

- **£0.0127 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	58796	-288108	-79698	119931	119931
Y2	0	-74379	508428	59732	-283149	-165823	44808	164740
Y3	0	-77354	516522	60683	-273294	-174778	51778	216518
Y4	0	-80449	524745	61649	-263729	-184216	58000	274518
Y5	0	-83667	533099	62630	-253648	-194163	64251	338769
Y6	0	-87013	541586	63628	-243696	-204648	69856	408625
Y7	0	-90494	550208	64641	-231823	-215699	76832	485457
Y8	0	-94114	558967	65670	-220019	-227347	83157	568614
Y9	0	-97878	567866	66715	-207577	-239624	89502	658115
Y10	0	-101793	576906	67777	-195006	-252564	95321	753436
Y11	0	-105865	586091	68856	-180642	-266202	102238	855674
Y12	0	-110100	595421	69952	-166074	-280577	108623	964297
Y13	0	-114504	604900	71066	-150719	-295728	115015	1079312
Y14	0	-119084	614530	72197	-134916	-311697	121031	1200343
Y15	0	-123847	624314	73347	-117478	-328529	127806	1328150
Y16	0	-128801	634253	74514	-99499	-346270	134198	1462348
Y17	0	-133953	644350	75701	-80549	-364968	140580	1602928
Y18	0	-139311	654608	76906	-60756	-384676	146770	1749698
Y19	0	-144883	665029	78130	-39525	-405449	153302	1903000
Y20	0	-150679	675617	79374	-17336	-427343	159632	2062633
Y21	0	-156706	686372	80638			610304	2672937
Y22	0	-162974	697300	81921			616247	3289183
Y23	0	-169493	708401	83226			622133	3911316
Y24	0	-176273	719678	84551			627956	4539272
Y25	0	-183324	731136	85897			633708	5172981

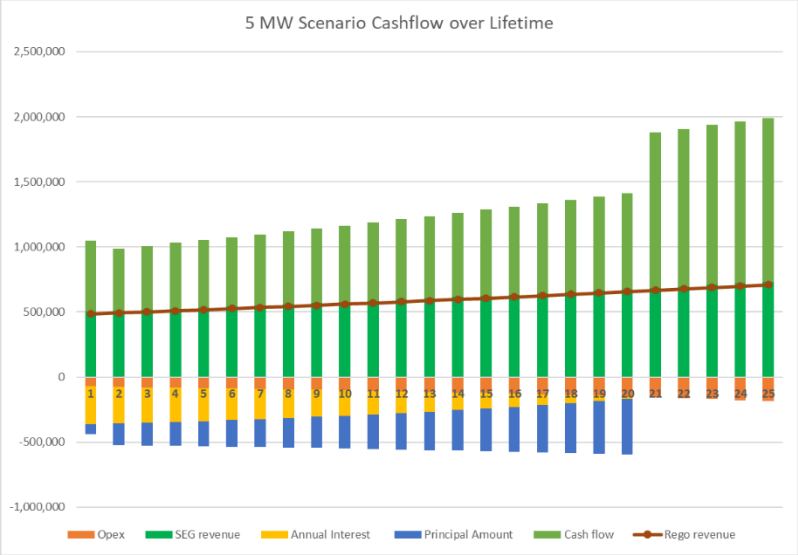
- **£0.055 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	254628	-288108	-79698	315763	315763
Y2	0	-74379	508428	258682	-283149	-165823	243758	559522
Y3	0	-77354	516522	262800	-273294	-174778	253895	813417
Y4	0	-80449	524745	266984	-263729	-184216	263335	1076752
Y5	0	-83667	533099	271234	-253648	-194163	272855	1349607
Y6	0	-87013	541586	275552	-243696	-204648	281781	1631388
Y7	0	-90494	550208	279939	-231823	-215699	292131	1923518
Y8	0	-94114	558967	284396	-220019	-227347	301883	2225402
Y9	0	-97878	567866	288923	-207577	-239624	311710	2537112
Y10	0	-101793	576906	293523	-195006	-252564	321067	2858179
Y11	0	-105865	586091	298196	-180642	-266202	331578	3189756
Y12	0	-110100	595421	302943	-166074	-280577	341614	3531370
Y13	0	-114504	604900	307766	-150719	-295728	351715	3883086
Y14	0	-119084	614530	312666	-134916	-311697	361499	4244585
Y15	0	-123847	624314	317643	-117478	-328529	372103	4616688
Y16	0	-128801	634253	322700	-99499	-346270	382383	4999071

Y17	0	-133953	644350	327838	-80549	-364968	392717	5391789
Y18	0	-139311	654608	333057	-60756	-384676	402921	5794710
Y19	0	-144883	665029	338359	-39525	-405449	413531	6208241
Y20	0	-150679	675617	343746	-17336	-427343	424004	6632245
Y21	0	-156706	686372	349218			878885	7511130
Y22	0	-162974	697300	354778			889103	8400233
Y23	0	-169493	708401	360426			899333	9299566
Y24	0	-176273	719678	366164			909569	10209135
Y25	0	-183324	731136	371993			919805	11128940

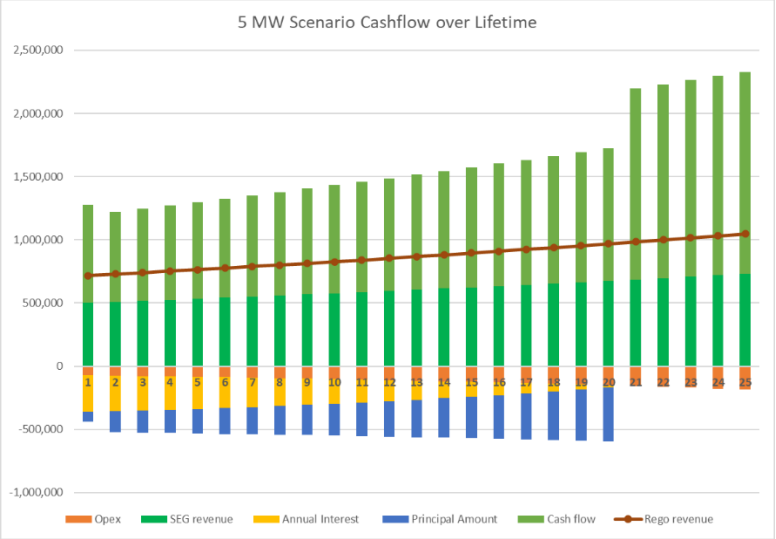
- **£0.105 per KWh**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	486109	-288108	-79698	547244	547244
Y2	0	-74379	508428	493847	-283149	-165823	478924	1026167
Y3	0	-77354	516522	501709	-273294	-174778	492805	1518972
Y4	0	-80449	524745	509697	-263729	-184216	506048	2025020
Y5	0	-83667	533099	517811	-253648	-194163	519432	2544451
Y6	0	-87013	541586	526055	-243696	-204648	532283	3076734

Y7	0	-90494	550208	534429	-231823	-215699	546621	3623355
Y8	0	-94114	558967	542937	-220019	-227347	560425	4183780
Y9	0	-97878	567866	551581	-207577	-239624	574368	4758148
Y10	0	-101793	576906	560362	-195006	-252564	587906	5346054
Y11	0	-105865	586091	569283	-180642	-266202	602665	5948719
Y12	0	-110100	595421	578346	-166074	-280577	617017	6565735
Y13	0	-114504	604900	587553	-150719	-295728	631503	7197238
Y14	0	-119084	614530	596907	-134916	-311697	645741	7842979
Y15	0	-123847	624314	606410	-117478	-328529	660870	8503849
Y16	0	-128801	634253	616064	-99499	-346270	675747	9179596
Y17	0	-133953	644350	625872	-80549	-364968	690751	9870348
Y18	0	-139311	654608	635836	-60756	-384676	705700	10576048
Y19	0	-144883	665029	645958	-39525	-405449	721130	11297178
Y20	0	-150679	675617	656242	-17336	-427343	736500	12033678
Y21	0	-156706	686372	666689			1196356	13230034
Y22	0	-162974	697300	677303			1211628	14441662
Y23	0	-169493	708401	688086			1226993	15668655
Y24	0	-176273	719678	699040			1242445	16911101
Y25	0	-183324	731136	710169			1257980	18169081

- **£0.155 per KWh**

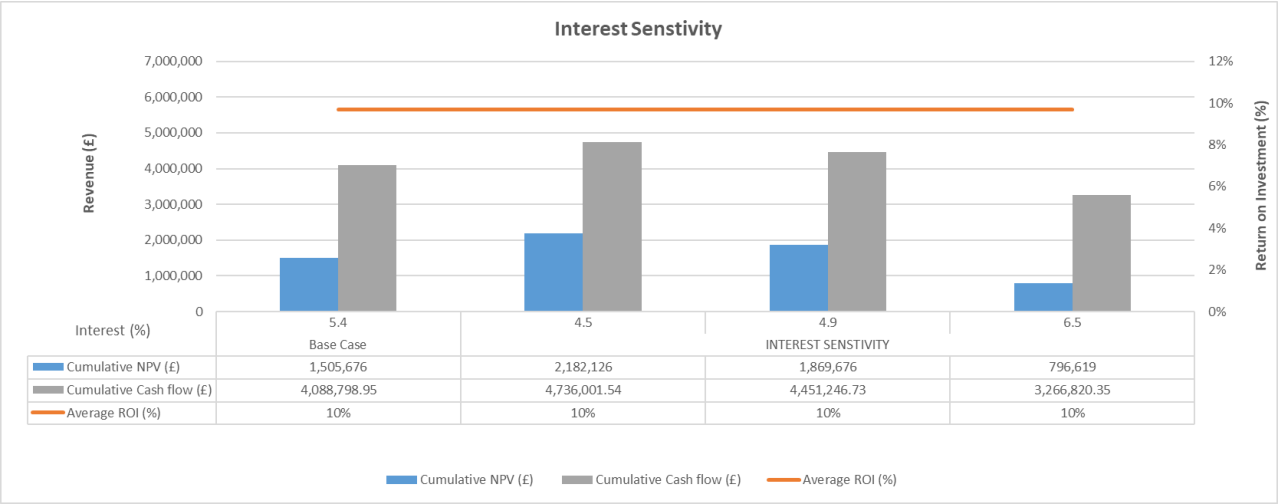


Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	717589	-288108	-79698	778724	778724
Y2	0	-74379	508428	729013	-283149	-165823	714089	1492813
Y3	0	-77354	516522	740619	-273294	-174778	731714	2224527
Y4	0	-80449	524745	752409	-263729	-184216	748760	2973287
Y5	0	-83667	533099	764388	-253648	-194163	766008	3739296
Y6	0	-87013	541586	776557	-243696	-204648	782785	4522081
Y7	0	-90494	550208	788920	-231823	-215699	801111	5323192
Y8	0	-94114	558967	801479	-220019	-227347	818967	6142158
Y9	0	-97878	567866	814239	-207577	-239624	837025	6979184
Y10	0	-101793	576906	827201	-195006	-252564	854745	7833929
Y11	0	-105865	586091	840370	-180642	-266202	873752	8707681
Y12	0	-110100	595421	853749	-166074	-280577	892420	9600101
Y13	0	-114504	604900	867341	-150719	-295728	911290	10511391
Y14	0	-119084	614530	881149	-134916	-311697	929982	11441373
Y15	0	-123847	624314	895177	-117478	-328529	949636	12391010
Y16	0	-128801	634253	909428	-99499	-346270	969111	13360121
Y17	0	-133953	644350	923906	-80549	-364968	988786	14348907

Y18	0	-139311	654608	938615	-60756	-384676	1008479	15357386
Y19	0	-144883	665029	953557	-39525	-405449	1028730	16386115
Y20	0	-150679	675617	968738	-17336	-427343	1048996	17435111
Y21	0	-156706	686372	984160			1513827	18948938
Y22	0	-162974	697300	999828			1534153	20483092
Y23	0	-169493	708401	1015745			1554653	22037745
Y24	0	-176273	719678	1031916			1575321	23613066
Y25	0	-183324	731136	1048344			1596156	25209222

1.5 Interest Rate Sensitivity Analysis

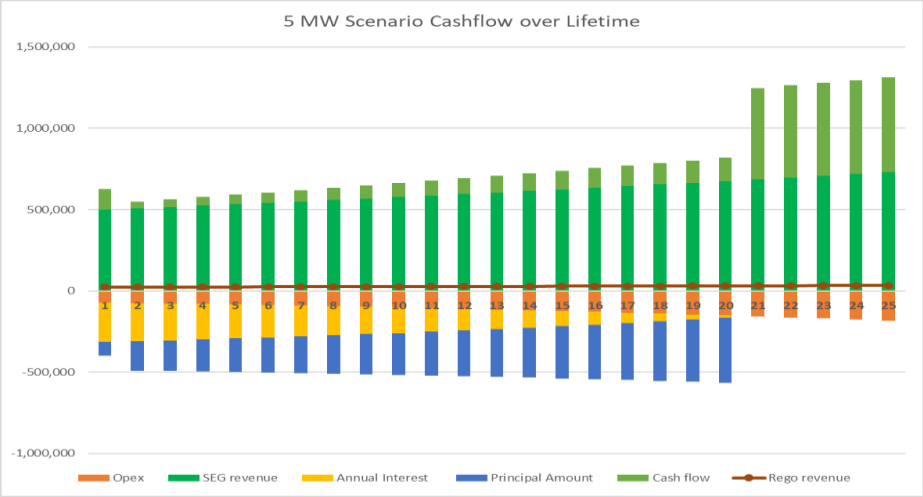
To understand the impact of interest rate fluctuations on key financial model parameters, Arcadis conducted a sensitivity analysis using interest rates of 4.5%, 4.9%, and 6.5%. These scenarios were compared against the base case assumption of 5.4%.



Interest (%)	5.4	4.5	4.9	6.5
	Base Case	INTEREST SENSTIVITY		
Cumulative NPV (£)	1,505,676	2,182,126	1,869,676	796,619
Cumulative Cash flow (£)	4,088,798.95	4,736,001.54	4,451,246.73	3,266,820.35
Average ROI (%)	10%	10%	10%	10%

Cashflow over Lifespan

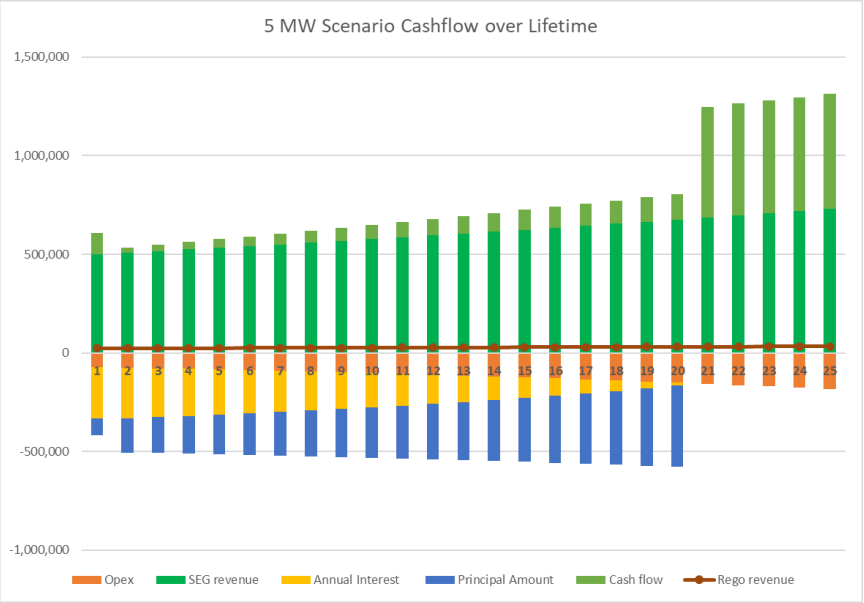
- **Interest 4.5%**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	23148	-240090	-87588	124412	124412
Y2	0	-74379	508428	23517	-235426	-181066	41073	165485
Y3	0	-77354	516522	23891	-226538	-189214	47307	212791
Y4	0	-80449	524745	24271	-217928	-197728	52911	265703
Y5	0	-83667	533099	24658	-208930	-206626	58534	324236
Y6	0	-87013	541586	25050	-200081	-215924	63617	387854
Y7	0	-90494	550208	25449	-189702	-225641	69820	457674
Y8	0	-94114	558967	25854	-179435	-235795	75479	533152
Y9	0	-97878	567866	26266	-168705	-246405	81143	614296
Y10	0	-101793	576906	26684	-157932	-257494	86372	700667
Y11	0	-105865	586091	27109	-145775	-269081	92479	793146
Y12	0	-110100	595421	27540	-133531	-281189	98142	891288
Y13	0	-114504	604900	27979	-120735	-293843	103798	995086
Y14	0	-119084	614530	28424	-107667	-307066	109138	1104223
Y15	0	-123847	624314	28877	-93391	-320884	115069	1219292
Y16	0	-128801	634253	29336	-78789	-335324	120676	1339967
Y17	0	-133953	644350	29803	-63530	-350413	126257	1466224
Y18	0	-139311	654608	30278	-47726	-366182	131667	1597891
Y19	0	-144883	665029	30760	-30922	-382660	137324	1735215

Y20	0	-150679	675617	31250	-13509	-399880	142799	1878014
Y21	0	-156706	686372	31747			561414	2439428
Y22	0	-162974	697300	32253			566578	3006006
Y23	0	-169493	708401	32766			571673	3577679
Y24	0	-176273	719678	33288			576693	4154372
Y25	0	-183324	731136	33818			581629	4736002

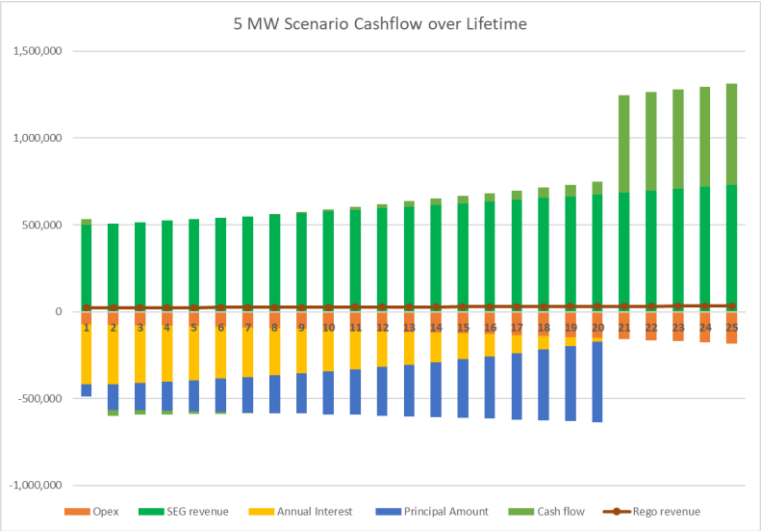
- **Interest 4.9%**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	23148	-261432	-84004	106654	106654
Y2	0	-74379	508428	23517	-256616	-174157	26792	133446
Y3	0	-77354	516522	23891	-247271	-182691	33097	166543
Y4	0	-80449	524745	24271	-238210	-191643	38715	205258
Y5	0	-83667	533099	24658	-228705	-201033	44352	249610
Y6	0	-87013	541586	25050	-219340	-210884	49399	299009
Y7	0	-90494	550208	25449	-208274	-221217	55671	354680
Y8	0	-94114	558967	25854	-197302	-232057	61348	416029

Y9	0	-97878	567866	26266	-185793	-243428	67033	483062
Y10	0	-101793	576906	26684	-174204	-255356	72238	555299
Y11	0	-105865	586091	27109	-161054	-267868	78412	633712
Y12	0	-110100	595421	27540	-147769	-280994	84100	717811
Y13	0	-114504	604900	27979	-133832	-294762	89781	807593
Y14	0	-119084	614530	28424	-119549	-309206	95116	902709
Y15	0	-123847	624314	28877	-103876	-324357	101110	1003819
Y16	0	-128801	634253	29336	-87789	-340250	106749	1110568
Y17	0	-133953	644350	29803	-70913	-356922	112365	1222933
Y18	0	-139311	654608	30278	-53369	-374412	117795	1340728
Y19	0	-144883	665029	30760	-34640	-392758	123508	1464236
Y20	0	-150679	675617	31250	-15160	-412003	129024	1593260
Y21	0	-156706	686372	31747			561414	2154673
Y22	0	-162974	697300	32253			566578	2721251
Y23	0	-169493	708401	32766			571673	3292924
Y24	0	-176273	719678	33288			576693	3869617
Y25	0	-183324	731136	33818			581629	4451247

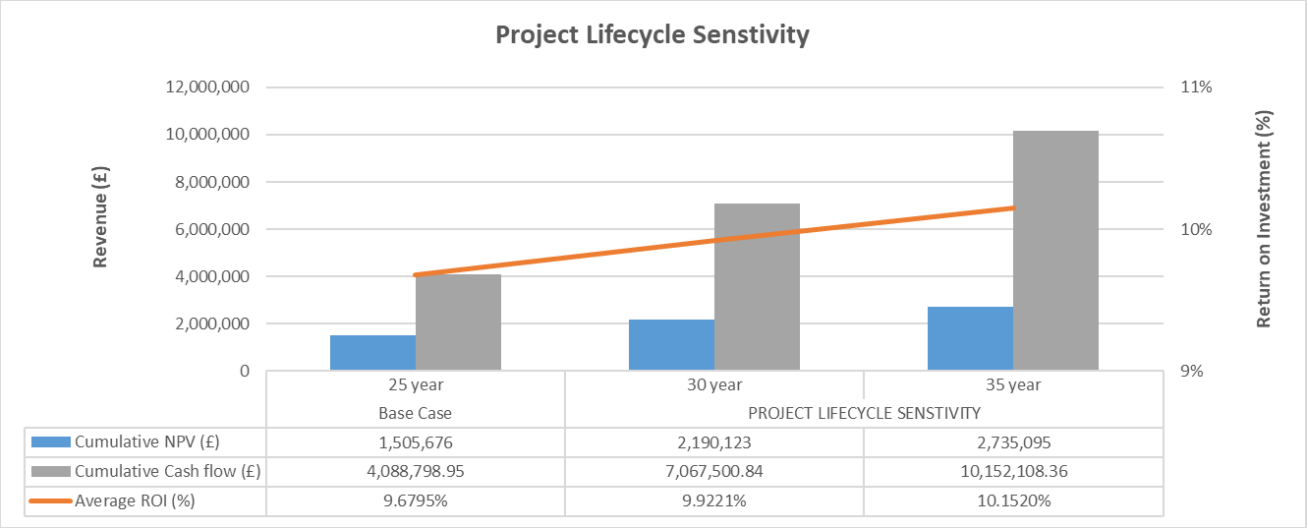
- **Interest 6.5%**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	23148	-346797	-70881	34411	34411
Y2	0	-74379	508428	23517	-341686	-148638	-32759	1652
Y3	0	-77354	516522	23891	-330929	-158299	-26169	-24517
Y4	0	-80449	524745	24271	-320473	-168588	-20494	-45011
Y5	0	-83667	533099	24658	-309338	-179547	-14795	-59806
Y6	0	-87013	541586	25050	-298303	-191217	-9898	-69704
Y7	0	-90494	550208	25449	-284850	-203646	-3333	-73037
Y8	0	-94114	558967	25854	-271400	-216883	2425	-70612
Y9	0	-97878	567866	26266	-257075	-230981	8198	-62414
Y10	0	-101793	576906	26684	-242492	-245995	13310	-49104
Y11	0	-105865	586091	27109	-225571	-261984	19779	-29325
Y12	0	-110100	595421	27540	-208268	-279013	25581	-3744
Y13	0	-114504	604900	27979	-189840	-297149	31387	27643
Y14	0	-119084	614530	28424	-170694	-316464	36713	64356
Y15	0	-123847	624314	28877	-149312	-337034	42998	107354
Y16	0	-128801	634253	29336	-127051	-358941	48796	156150
Y17	0	-133953	644350	29803	-103344	-382272	54585	210735
Y18	0	-139311	654608	30278	-78327	-407120	60128	270862
Y19	0	-144883	665029	30760	-51206	-433583	66117	336980
Y20	0	-150679	675617	31250	-22568	-461766	71853	408833
Y21	0	-156706	686372	31747			561414	970247
Y22	0	-162974	697300	32253			566578	1536825
Y23	0	-169493	708401	32766			571673	2108498
Y24	0	-176273	719678	33288			576693	2685191
Y25	0	-183324	731136	33818			581629	3266820

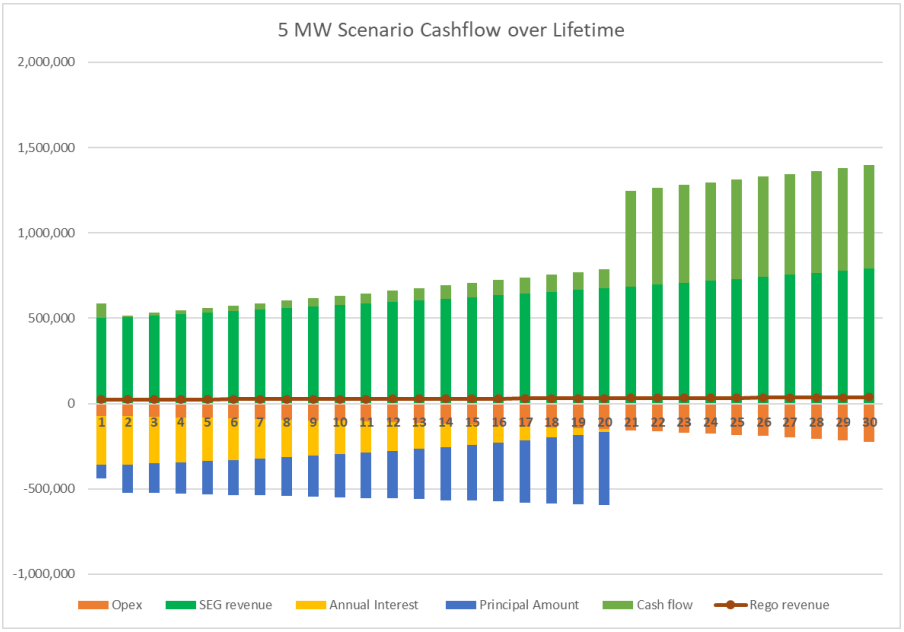
1.6 Project Lifecycle Sensitivity Analysis

Arcadis conducted a sensitivity analysis on the project lifecycle by evaluating extended durations of 30 and 35 years, in comparison to the base case scenario of 25 years. It is important to note that the analysis for extended lifecycles does not include replacement expenditure (REPEX).



Cashflow over Lifespan

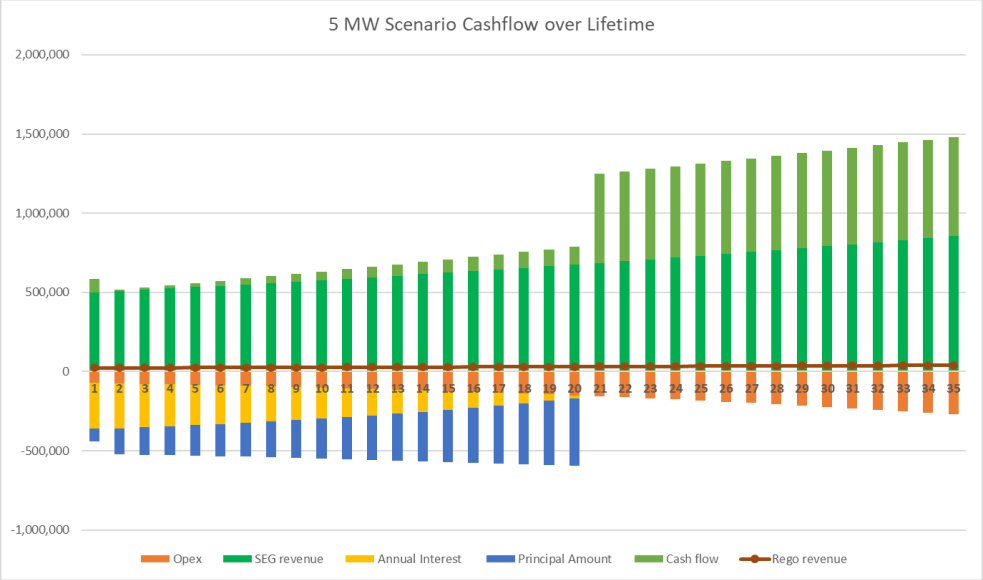
- **Project Lifecycle 30 years**



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	23148	-288108	-79698	84283	84283
Y2	0	-74379	508428	23517	-283149	-165823	8593	92876

Y3	0	-77354	516522	23891	-273294	-174778	14986	107862
Y4	0	-80449	524745	24271	-263729	-184216	20622	128484
Y5	0	-83667	533099	24658	-253648	-194163	26278	154763
Y6	0	-87013	541586	25050	-243696	-204648	31278	186041
Y7	0	-90494	550208	25449	-231823	-215699	37641	223682
Y8	0	-94114	558967	25854	-220019	-227347	43342	267023
Y9	0	-97878	567866	26266	-207577	-239624	49052	316076
Y10	0	-101793	576906	26684	-195006	-252564	54228	370304
Y11	0	-105865	586091	27109	-180642	-266202	60490	430794
Y12	0	-110100	595421	27540	-166074	-280577	66211	497005
Y13	0	-114504	604900	27979	-150719	-295728	71928	568933
Y14	0	-119084	614530	28424	-134916	-311697	77258	646191
Y15	0	-123847	624314	28877	-117478	-328529	83336	729527
Y16	0	-128801	634253	29336	-99499	-346270	89020	818547
Y17	0	-133953	644350	29803	-80549	-364968	94683	913230
Y18	0	-139311	654608	30278	-60756	-384676	100142	1013372
Y19	0	-144883	665029	30760	-39525	-405449	105932	1119304
Y20	0	-150679	675617	31250	-17336	-427343	111508	1230812
Y21	0	-156706	686372	31747			561414	1792225
Y22	0	-162974	697300	32253			566578	2358803
Y23	0	-169493	708401	32766			571673	2930477
Y24	0	-176273	719678	33288			576693	3507170
Y25	0	-183324	731136	33818			581629	4088799
Y26	0	-190657	742775	34356			586474	4675273
Y27	0	-198283	754600	34903			591220	5266493
Y28	0	-206214	766613	35459			595858	5862351
Y29	0	-214463	778818	36023			600378	6462729
Y30	0	-223041	791217	36597			604772	7067501

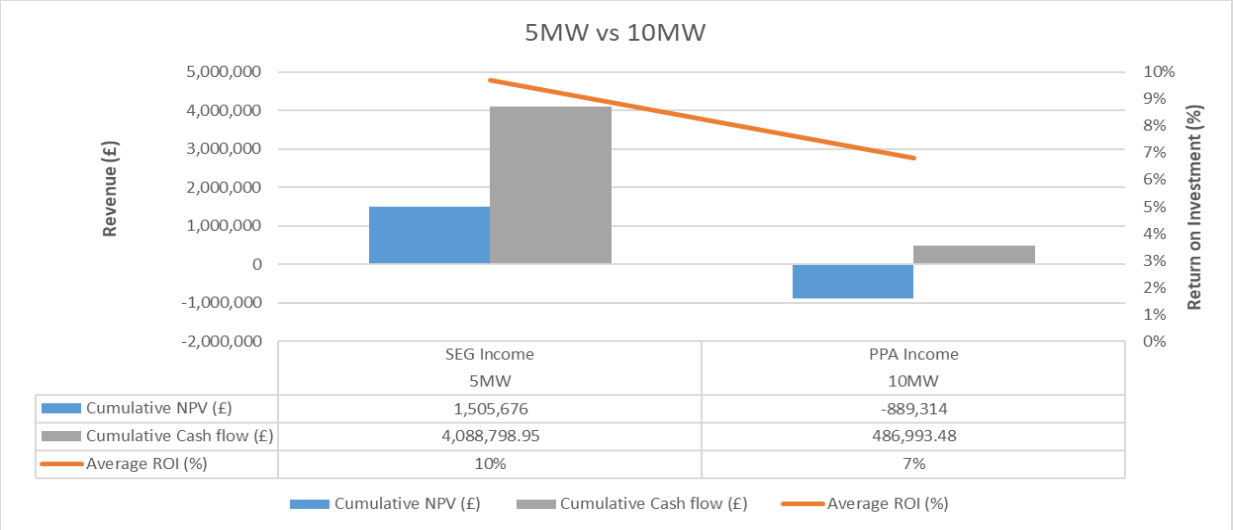
➢ **Project Lifecycle 35 years**



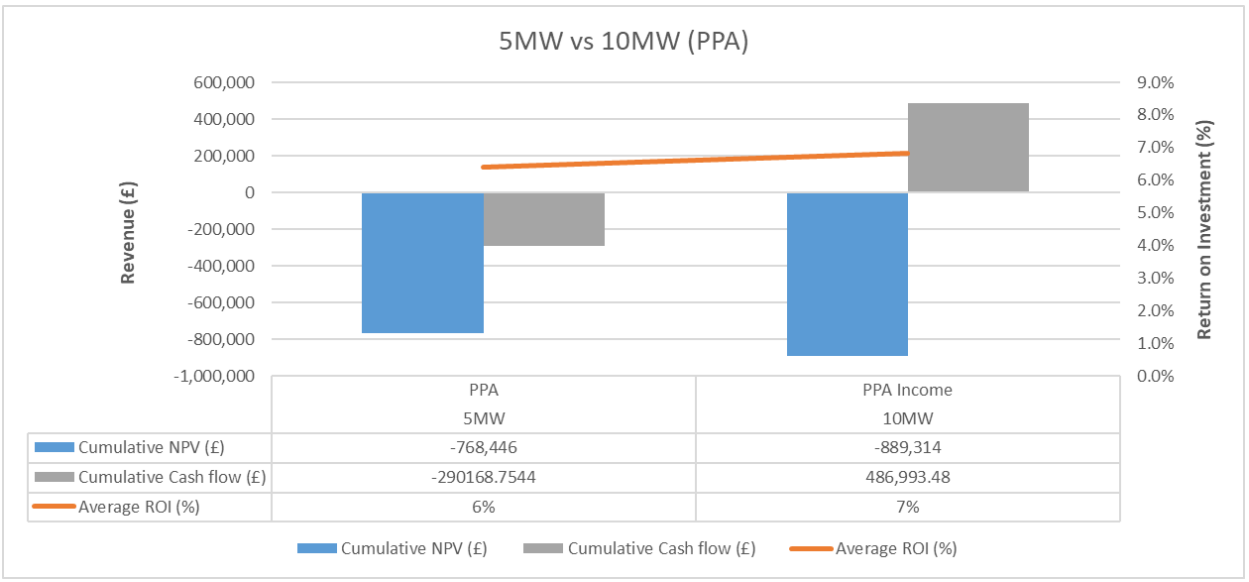
Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	500460	23148	-288108	-79698	84283	84283
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Y3	0	-77354	516522	23891	-273294	-174778	14986	107862
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Y7	0	-90494	550208	25449	-231823	-215699	37641	223682
Y8	0	-94114	558967	25854	-220019	-227347	43342	267023
Y9	0	-97878	567866	26266	-207577	-239624	49052	316076
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Y11	0	-105865	586091	27109	-180642	-266202	60490	430794
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Y14	0	-119084	614530	28424	-134916	-311697	77258	646191
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Y25	0	-183324	731136	33818			581629	4088799
Y26	0	-190657	742775	34356			586474	4675273
Y27	0	-198283	754600	34903			591220	5266493
Y28	0	-206214	766613	35459			595858	5862351
Y29	0	-214463	778818	36023			600378	6462729
Y30	0	-223041	791217	36597			604772	7067501
Y31	0	-231963	803813	37179			609029	7676530
Y32	0	-241242	816610	37771			613139	8289669
Y33	0	-250891	829610	38372			617091	8906760
Y34	0	-260927	842817	38983			620874	9527633
Y35	0	-271364	856235	39604			624475	10152108

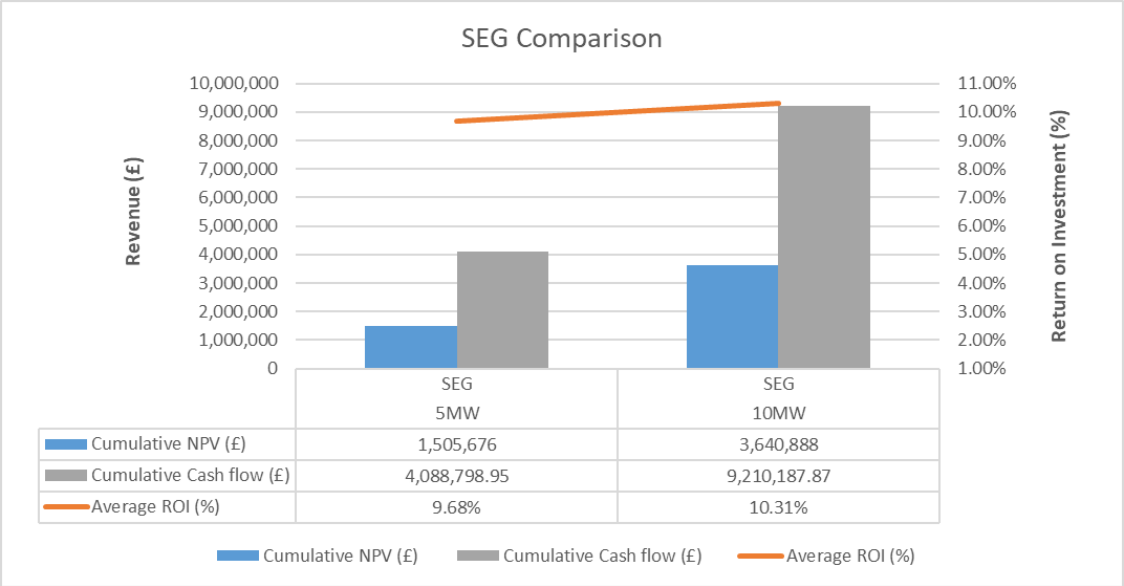
1.7 5 MW (SEG) vs 10 MW (PPA)



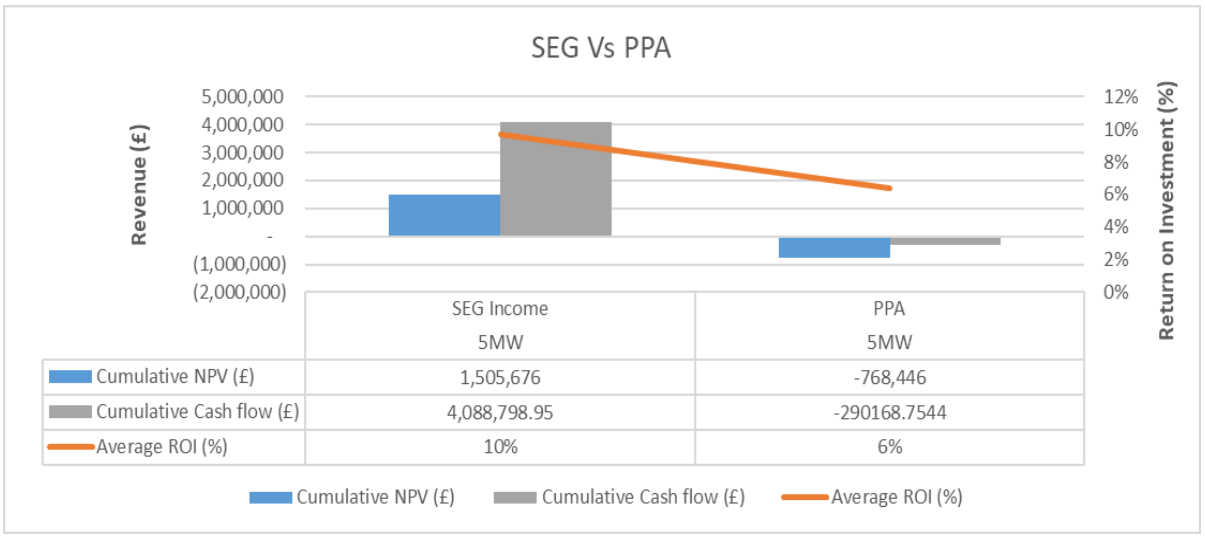
1.8 5 MW (PPA) vs 10 MW (PPA)



1.9 5 MW (SEG) vs 10 MW (SEG)



1.10 5 MW (SEG) vs 5 MW (PPA)



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Project: Harewood Whin Green Energy Park

Date: 30/5/25

Title: Strategic Outline Business Case Version 4 Final Version

Executive Summary

1. The Strategic Outline Business Case (SOC) reflects the feedback received at the Project Board meeting on 16/4/25, where the decision was made to recommend to Executive a 'Phased' approach to developing the Green Energy Park on the former landfill site at Harewood Whin. A phased set of project stages over time will create the best opportunity for the earliest delivery of benefits and mitigates the risks of one large project.

2. Within the report, a 'Deep Dive' test has taken place into the assumptions used as a base to model the content presented in the SOC and to understand the level of confidence in those assumptions and associated risks. Annex sets out those risks.

3. This version of the business case and the following Outline Business Case is not a definitive position. It is intended to guide how to scope then plan the project ahead. There are many decisions still to be made to develop a Full Business Case (FBC), to start concluding the contractual options of the project and gain further certainty over the modelled numbers.

4. Key points with varying levels of risk are as follows:

- The recommendation to reduce the solar planning application from 28MW to 16MW and to not explore a direct off taking opportunity at this time, has not removed the possibility for a viable project. How to execute that opportunity depends on CYC's risk appetite and the strategic view it takes on the benefits delivered over a long term roadmap of the site, versus seeing the initial project phases as 'stand alone' in the assessment of their benefits/impact.

- A viable project can be achieved, creating financial and environmental value over time. The financial value in actual cashflow terms for the approved solar planning amount of 16MW could range between £7m and £17m, if deciding to model on a 30-year basis. This assumes City of York Council (CYC) take the responsibility for delivery of the project and do not 'outsource' its delivery.

- The delivery of this financial benefit relies though on many variable factors. Such as securing electricity income at a minimum level of nearly 11p per kWh, using the Smart Export Guarantee (SEG) contracting route and ensuring execution of the plan to deliver a maximum scheme of 4.99MW on two separate phasing's/grid connections, to total 10MW. Then finding a solution for the remaining 5MW e.g. delivering that via an agreement with neighbouring

developer Solar2. Other variables such as costs of installation, borrowing rates etc all remain a risk.

- Only with an electricity income approaching 11p per kWh and assuming the combination of the other financial variables doesn't move negatively, then an project phase of 5MW can be self-financing, with a delayed initial borrowing payback, until income is generated. This initial phase can deliver between £4m and £7m of the 16MW cashflow possibility stated above.

- Achieving the £7m - £17m financial benefit, really depends on CYC's appetite for risk and how confident they feel in their ability to execute a specialist project of this nature, over a long-term roadmap and how they mitigate the risks of variability during the project.

- An alternative approach may be to accept a much lower level of return for CYC and work with a partner organisation to deliver the solar installation. They would likely need to model a full 16MW scheme and that could prove difficult to deliver financial viability for them, as developers often look for more scale to justify larger grid connection costs and we know that anything over 10MW would likely incur a much longer lead time for grid connection. Continuing discussions with Solar 2, might offer the very low risk opportunity of renting the land to them on a 'per acre' basis, to effectively extend their solar operation and utilise further their grid connection. This could provide the council with an annual income of approximately 50K.

- A further alternative to mitigate risk, would be to agree an upfront PPA deal with for example a city partner institution. This is likely though to return a price per kWh that we know from our financial modelling makes this difficult to deliver a positive return and some variables still remain as risks with the council during construction and operation.

5. If CYC decide to progress the initial phases of the project and deliver 5MW of solar, this provides the 'first step' on the Roadmap for the delivery of a Green Energy Park, with the possibility of much larger financial/environmental/possible operational benefits unlocked as that Roadmap unfolds. It also puts the Council in control of the pace it delivers the onwards phases/delivery approach within the Roadmap. If any of the variables within the business case are not performing as hoped, the Council can hold at 5MW and assess when, how, if it progresses further phases based on its small scale 5MW learnings.

Project Background

6. On 20/2/24 City of York Council (CYC) approved the initiation of a project to progress a business case, to provide a Green Energy Park (GEP) at the former landfill site at Harewood Whin. Revenue funding of £243,500 had been obtained via the Net Zero Fund, administered by York & North Yorkshire Combined Authority (YNYCA), with the intention of supporting the completion of both a Strategic Outline Business Case and an Outline Business Case no later than 30/6/25.

7. The business case required using the government's Green Book approach https://assets.publishing.service.gov.uk/media/66449468ae748c43d3793bb8/Project_Business_Case_2018.pdf
   Three key stages exist within the Green Book Approach:
   Stage 1 – Scoping the scheme and preparing the Strategic Outline Case SOC)
   Stage 2 – Planning the scheme and preparing the Outline Business Case (OBC)
   Stage 3 – Procuring the solution and preparing the Full Business Case (FBC)

   This document provides the key deliverable for Stage 1 above. It summarises progress on the scope of the project and enables the Project Board to make key decisions to direct the project, as it progresses towards Stage 2 and the Outline Business Case.

8. During the project work to date, some key decisions have been made and some significant external events have occurred that have shaped the content of this report:
   The decision to remove any further review for a direct 'off taking' opportunity.
   Progress with a solar first approach for the Green Energy Park.
   Planning approval obtained for a reduced solar installation. Reducing the current opportunity from 28MW of solar to 16.5MW of solar. These decisions have an implication and make payback against a business case more difficult to achieve.

9. Many variables remain within the high-level business case numbers/short list of options still at this stage. The biggest variable being the rate of income CYC can obtain from electricity generation.

10. Despite these variables a 'roadmap' exists for the Harewood Whin site, where a positive financial business case exists/alongside delivery of key environmental benefits and further project work towards a Full Business Case can progress.

11. Should CYC decide to deliver the project themselves, the risks of variables can be mitigated by starting out with a smaller scheme of 5MW and if the variables prove to work in CYC's favour then the roadmap then exists to continue to maximise further opportunity from the site, or at worst to hold at 5MW until they do improve and accept that the project will, even at a breakeven position, deliver the other environmental benefits that make the project compelling.

Section A) Making the case for change

Strategic Context

12. In 2019 City of York Council (CYC) declared a 'Climate Emergency' and have since set an ambition for York to be a net-zero carbon city by 2030. The impact of climate change within the city, can be visibly seen through regular flooding events and is felt through poor air quality from transport and inefficient domestic energy consumption within a relatively condensed city.

13. CYC working in partnership with the York & North Yorkshire Combined Authority (YNYCA), has the opportunity to provide civic leadership within the city and to find and then progress significant carbon reduction projects such as Harewood Whin, to demonstrate real progress against the net zero 2030 target and the Local Area Energy Plan actions.

14. The reputation of CYC as a civic leader can be enhanced through delivering a project like Harewood Whin and can help demonstrate to strategic partners in the City of York, that it is possible to achieve both the dual benefit of decarbonisation and real financial returns

15. The site has the potential to deliver up to 32MW of large-scale renewable generation, over time, through ground mounted solar PV and/or onshore wind. This could eventually generate up to 39,000.000 kWh of electricity per annum. This is nearly four times as much electricity, as is consumed at present by City of York Council, who in 2022/2033 consumed 10,344,485 kWh at a cost of £3.6m.

16. It could also contribute towards annual carbon savings of up to 8,125 tCO2e. Other technologies such as EV charging, hydrogen production, and battery storage could provide additional carbon savings and revenue generation opportunities if developed on site.

17. There is the possibility over time to find innovative ways to use the excess electricity provided at Harewood Whin and CYC could develop mutually beneficial strategic electricity contracting partnership arrangements, to provide financial and environmental benefits to other key city partners.

18. At a national/international level, all of the UK must meet net zero by 2050, in line with the target set out in legislation. The UK has also committed to a 68% reduction in emissions by 2030, as part of its nationally determined contribution towards the Paris Agreement, which commits to hold “the increase in the global average temperature to well below 2°C above pre-industrial levels” and pursue efforts to limit the temperature increase to 1.5°C above pre-industrial levels.

Spending Objectives

Existing Arrangements

19. Revenue funding is in place to provide an Outline Business Case. No revenue funding is in place, to progress the project to a Full Business Case or to develop the roadmap of capital works projects.

20. No capex funding is as yet secured and no indication has been obtained that either CYC or and YNYCA will be able to identify capex contribution towards project costs. Capex would significantly improve the financial returns for the project, reducing the level of interest paid versus 100% borrowing. In future opportunities like this could be more viable, if revenue generated can then be

reused to support the next projects and reduce the levels of borrowing needed.

21. It is assumed that the ‘preferred way forward’ selected will have to be 100% ‘self-financing’ and to provide the council with two key objectives:
    - To generate revenue for CYC
    - To deliver a significant contribution to the councils own and city wide net zero ambitions for 2030 and beyond.

Council Needs

22. To establish an effective use for the former landfill site at Harewood Whin. In excess of 200 acres exist at the site, with only a small land area used for recycling operations by Yorwaste.

23. To establish a pipeline of ‘green infrastructure’ projects to help deliver its net zero ambitions for 2030 and beyond.

24. To obtain further revenue funding in the region of £200,000 (£150,000 general project costs, £50000 dedicated Project Management resource) to progress to and complete the next stage of a Full Business Case.

Evolution of the Project Scope

25. A long list of options was presented on 5/2/25 after the initial project work. As part of this review a key decision was made to remove the option of direct off taking at Harewood Whin. At this meeting the short list of options became clearer. A decision was also made by the Project Board to support a reduced sized scheme (16.5MW not 28MW solar), to enable resolution of issues with planning. This provided further clarity on the short list of options, with a clear reduced solar first approach.

26. The short list of options presented at the Project Board on 16/4/25 is summarised as below:

Criteria	0.5 MW	5 MW	10 MW	28MW
Size (kWp)	500	5,000	10,000	28,000
Cost of Capital + Interest including grid connection	706,943	8,870,579	16,580,522	45,762,241
Grid Connection cost	1370	1,100,000	2,000,000	8,000,000
Opex (total across 25 years)	297,845	2,978,455	5,956,910	16,679,348
Annual Generation (kWh/yr)	492,886	4,629,605	9,222,480	25,679,832
Income	1,945,494	15,924,799	22,621,403	62,988,890
Cash Flow (over 25 yrs) (£)	940,706	4,075,765	842,666	547,301
ROI (25 years)	110%	28%	-8%	-10%
NPV	469,538	1,493,231	-823,455	-2,869,992
Lifetime Carbon Savings (tCO2e)	563	5,294.5	10,546	29,367.93

27. Detailed cash flow modelling was presented at the Project Board on 16/4/25 in support of the above short list of options and was included in the appendix section of the SOC Version 1.

28. From the above short list of options, it was agreed that 'Do Nothing' does not meet the Council needs. This then left two key strategic roadmap routes for the site and a key decision for the Project Board to support in the Outline Business Case.

    Strategic Option A) Progress a series of 'Phased' Solar installations.
    Strategic Option B) Wait and progress a large 28MW solar installation.

    Strategic Option A) was agreed as the approach to recommend to Executive.

Project Approach – Assuming CYC Deliver the project themselves

29. Phase One - Yorwaste solar project

    Installing up to 1MW of solar to support their own operations on site. CYC will need to work with Yorwaste to agree the revised conditions of the lease for Yorwaste to enable these works to take place. It should be noted that at this point it would be prudent to also cover the possibility of the future CYC renewable phases on the site and their impact/or mechanisms to change the lease in future.

30. Phase Two – CYC install a solar installation up to 4.99MW.

    It is proposed to limit to this level initially, to provide the best risk/reward opportunity of maximising an electricity income via the Smart Export Guarantee Scheme (SEG). SEG. The scheme provides a beneficial income return for small energy generators up to 5MW. As an example, current income rates are in excess of 10p per kWh via the SEG route, versus rates of 7.5p per

kWh achieved through normal PPA (Power Purchase Agreements), such as via CYC's existing electricity provider Npower, or through separate contracting arrangements. Also confirmed by Solar 2 as their rate.

Grid connection approach, cost and timing is also more beneficial on schemes up to 5MW. Previously any schemes over 1MW needed to receive national review/approval, but in the near future this will increase to 5MW, enabling local level grid approval. That significantly reduces the time to wait for a grid connection to less than two years. Previously on larger schemes we were expecting in excess of five years wait. Connections up to 10MW can also be made at Gale Lane substation, not the larger substation at Poppleton, which we know has a long waiting list for connections. A revised grid connection cost will be requested shortly, to further assure the numbers in our cash flow modelling.

Specific benefits are detailed in the benefits section to follow, but this phase creates the opportunity to generate enough revenue to be self-financing, with excess cash generated for CYC and additional environmental benefits achieved.

It reduces the risk exposure by limiting borrowing levels to approximately £5m and limiting the size/scope of the installation, to ensure CYC have the opportunity to operate at a smaller scale first and to adjust and learn, before entering into further larger scale project phases.

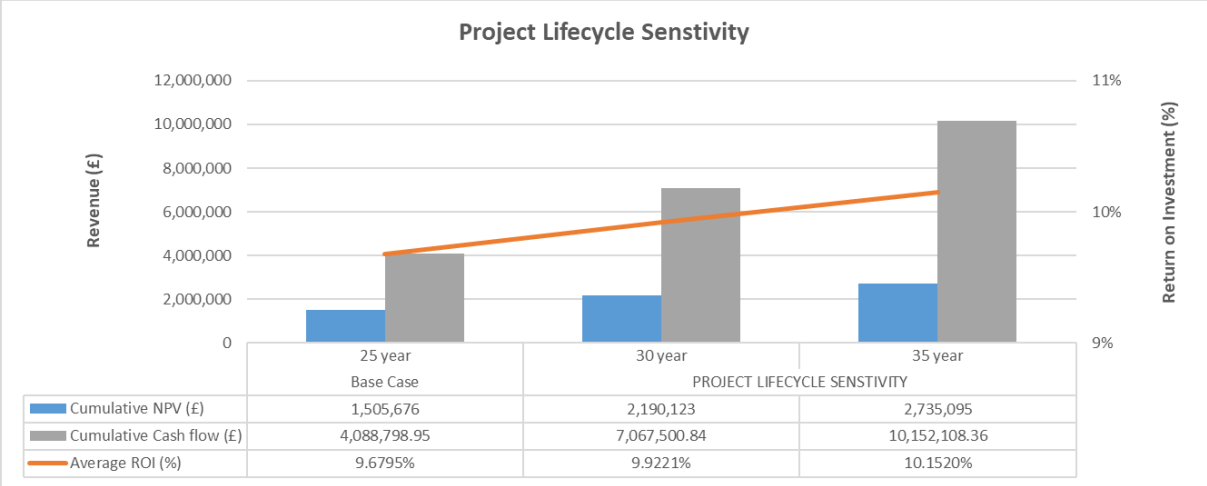
This phase/opportunity is not without risk though.

The cashflow modelling and assumptions provided later in this document evidence the position based on current information/energy markets.

SEG/PPA rates are normally secured at the point that generation is ready. This means that all investment has already been made on solar installation and grid connection. The target rate minimum of 10.8p per kWh may not be achieved if the SEG scheme rates change. SEG contracts are usually 12 months in duration, so risk remains over a 30-year term. There are possible ways to mitigate this and know the rate at the outset e.g. through energy auctions to agree an up front 'strike price'. These can be complex and will only really deliver something closer to the PPA rate of 7.65p per kWh and our cash flow modelling suggests that we don't really want to be settling at that level, as the breakeven point for 5MW suggests we need at least 8p per kWh.

It should be noted that CYC pay 9p per kWh as a commodity price via its contract with NPower. So the SEG income target will be higher than we are paying at present for our basic energy commodity price. The actual cost we pay to NPower though is 26p per kWh, as we have additional charges such as metering costs, broker costs, climate change levy and an additional 1.25p per kWh that we pay as a Council for the green energy tariff, where we receive REGO (Renewable Energy Guarantee of Origin) Certificates and that enables us to have zero reporting for electricity use in our organisational emissions scope reporting.

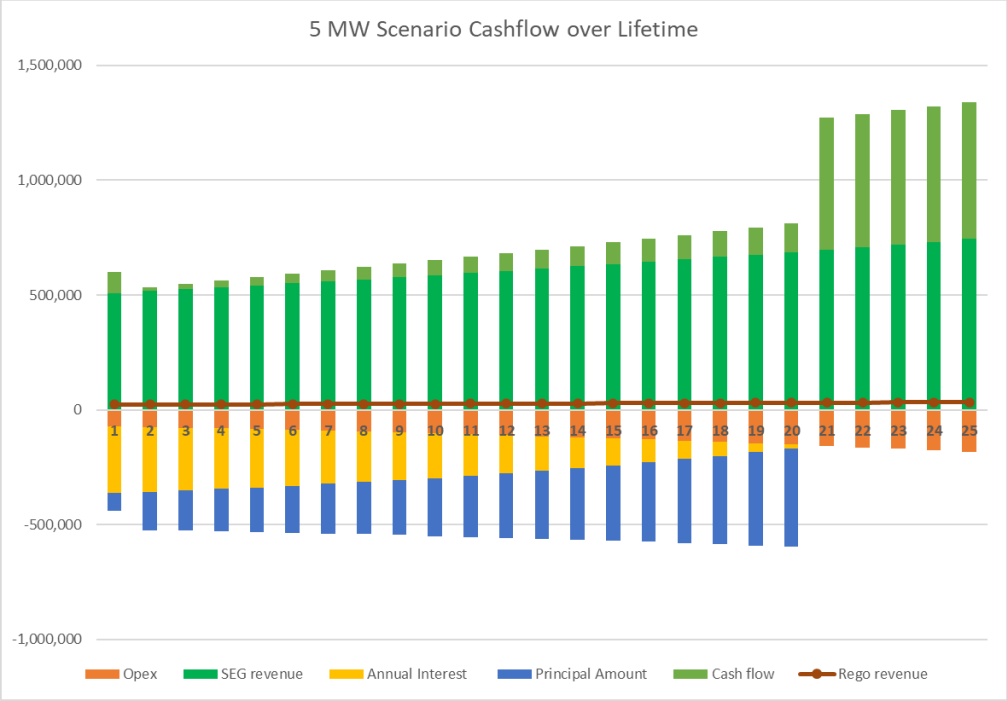
A summary of the opportunity for 5MW SEG solar installation:



This graph shows how the original 25-year 5MW phase was modelled (a small positive change in numbers, since last modelled) and how if CYC increase the period modelled to 30 years, a much larger cash return is possible. If CYC could then repeat this opportunity in phase three, then potentially this doubles the return at 10MW.

The borrowing level used was 5.4% over 20 years, so anything after 20 years becomes mostly cash generated for CYC.

The cashflow from the recent sensitivity analysis shows a target of 11p per kWh (close to the 10.8p per kWh). This demonstrates the opportunity for CYC to execute a 5MW initial project phase. With further upside possible if expanding this modelling to 30 years or beyond.



Year	Capex	Opex	SEG revenue	REGO Revenue	Annual Interest	Principal Amount	Cash flow	Cumulative Cash flow
Y1	0	-71519	509257	23148	-288108	-79698	93079	93079
Y2	0	-74379	517364	23517	-283149	-165823	17529	110609
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Y19	0	-144883	676718	30760	-39525	-405449	117621	1312684
Y20	0	-150679	687492	31250	-17336	-427343	123383	1436066
Y21	0	-156706	698436	31747			573478	2009544
Y22	0	-162974	709555	32253			578834	2588378
Y23	0	-169493	720852	32766			584124	3172502
Y24	0	-176273	732328	33288			589342	3761844
Y25	0	-183324	743986	33818			594480	4356324

31. Phase Three – Further Options for additional 10MW (planning approval in place)

    Option a) Progress another 5MW solar SEG installation – repeat the phase two SEG project and secure a new grid connection.

    Option b) Progress another 5MW – 10MW and explore the possibility of connection via the neighbouring solar developer Solar 2 and agree a mutually beneficial commercial arrangement.

    Option c) Progress a 10MW solar installation, with a PPA rate. Some economy of scale with grid connection/installation costs might possible at the time this is considered and make the current business case numbers improve.

32. Phase Four Onwards – Explore opportunities for further planning application beyond 16MW, for an additional 12MW solar, to take the site to the original 28MW solar target and explore further renewable technology and off taking opportunities in addition to just the solar installation.

Benefits to City of York Council

33. ***Financial Benefits***

a) On a 5MW solar scheme over 30 years CYC could achieve cashflow of in excess of £7m, with Net present value of in excess of £2m.

b) Further phases up to 10MW could add an additional £10m of cashflow to the Council.

c) The Council currently pays an additional amount for a Green Energy Tariff of £195K per year. This offsets electricity use in its emissions reporting. Approximately half of this would be saved at 5MW and all of this could be saved once we achieve 10MW, as we demonstrate that at this point we are producing enough renewable energy to offset the Councils annual electricity consumption. This is based on the current contracted rate and this could reduce when the next electricity contract is negotiated for March 2027.

34. ***Environmental Benefits***

a) 5MW of electricity generation is approximately 50% of the Councils annual generation. Once a total of 10MW is delivered from Harewood Whin CYC will achieve an electricity neutral position. CYC can then stop buying any Green Energy Tariff and obtaining the Renewable Energy Guarantee of Origin (REGO) certificates that cost us 195K p/a. CYC can use evidence of the renewable generation to achieve a zero electricity score in the emissions reporting.

b) Beyond 10MW the opportunity is then created from the additional electricity produced than the council consumes, to offset further scope 1 and scope 2 emissions (mainly caused by fleet and heating emissions). As an example its estimated that each additional 5MW can offset 25% of the scope 1 and scope 2 emissions that remain. So if CYC achieve solar installation on all the area

allowed by planning approval, it provides 25% more electricity than CYC consume and CYC can achieve a 25% reduction in scope reporting. On future phases (that don't currently have planning approval), there is a further 12MW available and an that point, we would be close to the point that CYC would fully offset all carbon emissions produced and with other council wide renewable projects we would create the possibility of carbon neutral status for the Council.

c) There are wider indirect benefits achieved through civic leadership to deliver green energy. CYC can demonstrate the possibility of success to others in the city and that opens up more renewable projects in the city that support the wider city drive to net zero. York as a city becomes a greener/cleaner place to live and the council will have taken an active leadership role in making that new future a reality in support of the newly adopted Local Plan.

d) Politically the elected Council in York will be aligned with the Labour national government on the drive towards net zero 2050 and the drive to grow the economy through green infrastructure projects. The project will support the businesses in the region who are required to deliver this green economic growth.

Key Risks

a) Electricity Income Generation Rate – Securing the actual tariff is both complex and difficult to achieve before investing in the solar infrastructure. There is no guarantee that the rate achieved will be sufficient and no guarantee how long or for how many years over the 30-year period that the target rate is achieved.

b) Grid Connection – Costs remain estimates. Need to request a further budget cost and estimated timescale.

c) Borrowing Approach – Another variable that needs to be secured.

d) Ground Conditions – Will the former landfill site have the ability to install the proposed solar installation and will the additional costs allowed for installation on landfill actually be correct. Results of a Ground Investigation are awaited.

e) Capital costs - We will only know the full value following a competitive tender process. Factors could change between now and that process and the tenders received back might exceed the estimates modelled.

Commercial Case

35. It is difficult to approach and involve potential suppliers directly in the scheme, due to CYC's procurement guidance, however with the appointment of Arcadis CYC have been able to gain industry supported information and therefore confidence in the approach/costs to delivery and ongoing operational aspects of the project. Within initial financial modelling for this stage, we have tried to be relatively conservative, rather than too ambitious.

Financial Case

36. There is confidence that the phased approach can be self-financing with 100% debt. Example borrowing costs have been supplied by the National Wealth Fund (Formerly UK Investment Bank). They operate at gilt rate plus margin of 0.4%. With the recent tariff related economic turbulence, this rate is currently high at 5.4%. There is upside should this reduce and as such we have shown that significant upside can occur, as the borrowing rate reduces towards 4%. Timing and fixing any capital costs of borrowing will be a significant success factor for the project. Alternative borrowing approaches are also under review. Public Works Loans are currently more expensive than the National Wealth Fund and Abundance Climate Change Bonds have also been explored. CYC Treasury team have been engaged.

Management Case

37. Following the preferred way forward recommendation, funding and resources already exist to complete the Outline Business Case (OBC) by 30/6/25. This work, subject to further direction of this SOC scope, is on track and the OBC will then progress through CYC governance processes, with approval targeted by 30/9/25.

38. Work on the Full Business case is hoped to commence from 1/10/25, subject to CYC approvals. This work, and subsequent approvals are expected to take an estimated 12 months in duration. An agreed revenue funding amount of £150,000 via the Local Area Net Zero Accelerator Fund (LENZA) is currently in the final stages of approval for this purpose.

39. Project Management resource to progress the Full Business Case will require additional funding. It is expected that this funding will be made available via the Energy Generation Accelerator Programme (EGAP). This funding may also provide the opportunity to deliver Project Management to other EGAP funded projects within CYC, creating wider benefit from this Project Management resource.

40. Within the Full Business Case work, it is expected that the appropriate route is explored and agreed for any capital delivery works. Options such as adding the project to any potential pipeline of low carbon infrastructure projects to be delivered by the City Leap programme will be explored, or if City Leap is not sufficiently progressed to deliver these capital works, then we will explore other established CYC delivery mechanisms with a requirement for dedicated Project Management resource.

41. The key work between 1/7/25 & 30/9/25 / From OBC to FBC

- Scrutiny early July
- Final accounts/payments to reconcile in July
- YNYCA – final claim in July
- Payment of claim/reconciliation of X037 CYC Budget code – July/August

- Ground Investigation Results/Assessment of any impact on the project – July/August
- Submission papers and support for the Exec Approval review on 2/9/25
- Funding for FBC - TBC
- Resourcing of PM for FBC – TBC

42. The Critical Path Roadmap Ahead

Roadmap	Q2 2025	Q3 2025	Q4 2025	H1 2026	H2 2026	H1 2027	H2 2027	H1 2028	H2 2028	H1 2029	H2 2029	2030	Onwards
Planning 3 Yr Period	Starts 28/4/25	Discharge Pre Start Conditions			Discharge All Conditions			Ends 28/4/28		Further Planning needed to utilise the full solar site and technologies beyond solar			
Ground Investigation	Mobilise	Test/Results											
Yorwaste Lease	Lease lapsed/needs revisions before any works on site												
Yorwaste Phase One 1MW	Agree Approach		Procure & Mobilise		On Site Installation Phase One								
CYC Phase Two	OBC Completed	OBC Approved	Full Business Case /Approval										
Revenue Funding for FBC	Secured with YNYCA												
Grid Connection	Budget Quote			Full Quote/Secure Start				Grid Connection Phase Two		Grid Connection Phase Three			
Borrowing			Deal Secured										
CYC Installations								Procure & Mobilise	Phase Two Installation	Procure & Mobilise	Phase Three Installation		
Current CYC Electricity Purchase Contact				Negotiation (PPA needed ?)		Contract Signed							
CYC Electricity Income Contract			Negotiation		Contract Signed								
CYC Fleet Electrification / Possible Direct Offtaker								Next Decision point					
CYC Future Installations / Possible Offtakers on site or locally or Solar 2												Phase Four	
Mound 3/Other technologies - Utilise the full site													Phase Five

From 1/10/25 - Full Business Case – The Work Required

43. Assuming the recommended way forward Strategic Option a) phased approach, is agreed/CYC want to continue to develop a project, then the known work for the Full Business Case will be as follows below. These will become a series of work packages (mini projects), where we deep dive further into these subjects and progress the project viability/knowledge on assumptions. There will inevitably be other areas of work to explore but, these specific areas give a good understanding of the key work, as known at this time:

44. Project Management - resource required.

45. Consultant Appointment – Assuming CYC procurement rules do not allow a direct appointment of current consultants, then a competitive procurement process will be required. Specifications for the work will be needed and management of the process with procurement colleagues. There may be risk to manage around the budget and if quotes received fall within the maximum budget amount.

46. Ground Investigation – This is now procured and underway. Results will be received over the summer and then actions taken as appropriate against the plans ahead.

47. Solar Installation – Further work following ground investigation will be needed to revisit the technical solution required, its cost and to firm up operating/maintenance costs that are assumed within the SOC.

48. Grid Connection – A full quote will be needed, a provisional place in the grid secured and a contractual negotiation with Northern Powergrid about the phasing of payments to then be needed. A solution will be needed regarding timings of payments, as it is likely that some money will be needed 'at risk' to progress grid connection, before the full business case is approved. If not the cost and queue place are likely to slip further.

49. Electricity – Further work in the absence of a CYC Energy Manager will be needed to verify the council's consumption, likely demands ahead and carbon neutrality point. Via Yorkshire Purchasing Organisation (YPO) during 2026 there will be contractual negotiations for the future electricity contract, which ends in March 2027. We need to ensure the PPA rates are included/agreed in advance of this, as an option. We also need to progress a solution for the additional cost (approx. 200K p/a) we are incurring now to procure green energy tariff as supported by REGO (Renewable Energy Guarantees of Origin). We need to continue to explore how and at what cost could CYC produce their own REGO certification for the energy produced at Harewood Whin. Potentially this 200K p/a saving. Need to ensure that no double carbon accounting within PPA agreements though, but to ensure we maximise the position for CYC regardless.

50. Yorwaste – Phase 1 is likely to involve Yorwaste executing their own on site solar for up to 1MW to supply their own on-site needs. Supporting this phase and ensure it aligns to the future roadmap work on the site is vital. In support of this work and future roadmap work, the lease with Yorwaste will need to be revisited and concluded.

51. Planning – Discharging the planning conditions before Phase 1 begins and ensuring they remain delivered as part of any CYC works planned ahead.

52. Phase 3 options – having used only a maximum of 6MW on phase 1 and phase 2, the options remain under review for phase 3 to utilise the rest of what is approved by planning/continue to create a roadmap of delivery. Options for a further CYC scheme with SEG/PPA/new grid connection, connection via Solar 2 or direct off taking opportunity/ies. All future options/opportunities will need to remain under review.

53. Future Site Possibilities – Phase 4 – The possibilities for Mound 3 (e.g. a local residents energy scheme) should we wish to revisit planning Phase 5 – the possibilities for additional technologies wind, battery, possibly hydrogen in future. Remain focused on the longer-term opportunities for the Green Energy Park and possible ongoing pipeline of opportunity.

54. Consultation/Communication – Now planning has been approved for the 16.5MW scheme, there needs to be more proactive communication and consultation as the Full Business Case develops.

55. Borrowing – A secured way forward and solution for capex funding is required. This is likely to be 100% funding requirement and the outcome of this rate and approach will be vital to the success of the project.

56. Management Case/Delivery Model for Capex Delivery – Agree on the operational/commercial approach to delivery and make arrangements for the project delivery phase prior to the conclusion of the FBC.

57. Project Management Tasks – Deliver/maintain a project plan, organise Project Board/Governance, manage all financial aspects of budget and quarterly funding claim, manage accounts reconciliation and close all final accounts.

58. Produce the Full Business Case – Manage the delivery of all requirements that are needed during the project as the components to then completing the eventual full business case, pulling together all the work of the project, completing/presenting the FBC and manging all CYC approvals.

Decision Required

59. Project Board are asked to approve the recommended scope direction and how they want the Outline Business Case to be presented.

Appendix

A) Sensitivity Analysis



Annex - Financial Models_Senstivity Ana

B) Risk Summary -The work undertaken/level of risk for the assumptions we have within our business case.



Copy of Harewood Whin Risk Summary v:

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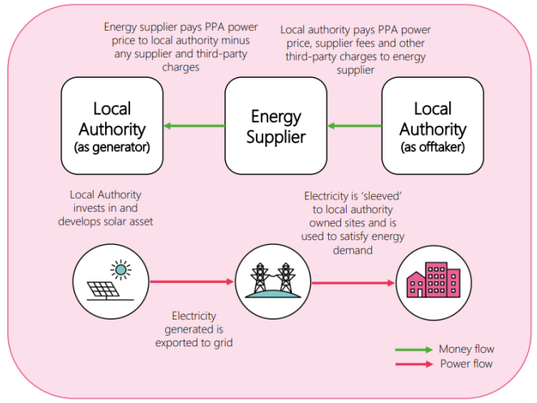
Component	Section	Current Assumptions / Sources	Certainity RAG Rating	Notes on Certainty and Next Steps to Mitigate Risk	Project Risk RAG Rating	Notes on Risk to Project
Lifetime	Cashflow	25 yrs - used as a baseline, conservative approach for the solar project lifetime. https://ratedpower.com/blog/lifecycle-analysis-pv-plant/#:~:text=The%20useful%20life%20of%20a%20PV%20system%20is,equipment%20through%20to%20the%20disposal%20of%20the%20panels.	Amber	Typical solar project lifetime between 25-40 years. Further details and engagement with developers required to gain certainty on lifetime. The model can be updated when informed by further details. Lifetimes greater than 30 years will require a REPEX cost Performing sensitivity on lifetime currently from 25-35 years At the moment plan is that after 25 years, sweating asset with no additional REPEX Reached out to suppliers to confirm lifetime range - 22/05/25 REPEX is the expenditure related to replacement of capital assets on completion of their useful life that is not covered under the Repairs and Maintenance expenses/contracts	Amber	Longer lifetime represents greater returns, however the asset will require repex costs. Our current assumption is conservative and will be altered for sensitivity.
CAPEX	Cashflow	Assumed that the solar arrays are installed using a ballast approach using an industry average figure based on Arcadis' experience and published literature	Amber	Costs reduce as the scale of array increases. Zero for 100% debt scenarios, instead represented in Principal Amount CAPEX estimates will depend on ground investigation results Sensitivity being performed of 700 - 1100 £/kWp. Baseline used 850 Spoken to three solar providers to test our assumptions - current responses demonstrate our assumptions are in right ballpark at this stage of development - all remains subject to mounting systems feasible (ground investigation). The developers engaged have made solar on landfill work before, and provided confidence on our assumptions	Red	CAPEX must be >£5m to get access to NWF loan
OPEX	Cashflow	14,304 £/MWp/annum - industry average figure based on Arcadis' experience and published literature. https://assets.publishing.service.gov.uk/media/6556027d046ed400148b99fe/electricity-generation-costs-2023.pdf https://www.solarpowerportal.co.uk/uk_solar_costs_plummeting_beyond_forecasts_as_cheap_as_40_mwh_by_2030/ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1150221/onshore-wind-and-solar-pv-costs-review.pdf CPI inflation (%/yr) set at 4% - Inflation and price indices - Office for National Statistics	Amber	OPEX includes insurance, inventory, maintenance, marketing, payroll, security and equipment used for less than a year. Current costs assumed based on Arcadis benchmarking and experience. Engagement with suppliers, certainty of type of mounting solution will inform OPEX value further. O&M contract required for lifetime of the array: to maintain equipment, area - needs to align with yorwaste site operation on timing, ground conditions , output specification - aim is to maintain performance within set parameters	Amber	OPEX not expected to be a critical risk to project viability, and are expected to decrease over the next decade.
Export Revenue	Cashflow	Options are PPA or SEG for the 5 MW solar arrays: 7.565p/kWh (£0.076/kWh) without REGO. Sourced from PPA forecasts. Assumes CYC will use a sleeved PPA to directly sell energy from HW to CYC. Export PPA rate received from engagement with Good Energy: 7.77p/kWh (£0.078/kWh)- from May 2025 1- https://www.statista.com/statistics/1482367/solar-pv-price-ppas-european-countries-forecast/ 2-go.leveltenenergy.com/l/816793/2020-02-19/2p83/816793/5044/LevelTen_Energy_Q4_2018_PPA_Price_Index_1.pdf 3- https://www.solarpowerportal.co.uk/solar-ppa-prices-stable-after-extended-european-decline/	Red	Retail Electricity Price Inflation (%/yr) set at 2% - ONS. Annual output informed by solar degradation of 0.4% as per PV Module datasheet Retail Electricity Price Inflation: https://www.ons.gov.uk/economy/inflationandpriceindices/timeseries/czcz	Red	High risk until PPA offer received. Options for Harewood Whin include BTM use onsite, private wire to local offtaker (currently not modelled), utility PPA to export to grid, and sleeved PPA to CYC. In the sleeved option, the DNO would deliver the electricity generated by the solar farm to the council's point of consumption, and the council would pay the utility for the service, in addition to the strike price agreed with the generator (also CYC) Sleeved PPAs are agreements where an offtaker agrees to purchase electricity directly from a renewable energy generator under a PPA. Instead of the energy being delivered directly to the offtaker, the electricity purchased by the offtaker under PPA 1 is then sold by the offtaker to a licensed supplier at the point of distribution on the National Grid under a second PPA (PPA 2). The offtaker and the licensed supplier then enter into a separate supply agreement. The supply agreement contains sleeving arrangement terms, whereby the licensed supplier acts as an intermediary company (in HW's case the DNO) to 'sleeve' the power through the grid to the offtaker. In our case, CYC is both generator and offtaker, but the process remains the same.
Annual Interest	Cashflow	Modelled at 5.4% following preliminary conversations with National Wealth Fund, which offers 20 year Loan Tenure for up to 100% capital outlay at 5.4%	Amber	Rate is indicative and subject to change until a contract is signed. Impacted by world events. The review of the Public Works Loan Board's offer of 4.9% (lower than the NWF value used in model) revealed that it was not flexibile enough for project/length of loan - estimates for HW loan are currently: 25 years – 6.4% 30 years – 6.42%	Red	High risk until contract offer received. National Wealth Fund and Public Works Loan Board both engaged to estimate rates.
Principal Amount	Cashflow	Includes construction (etc.) capex costs and connection costs at ~£1 – 2 million to Gale Lane 11kV, and ~£7 – 8 million to Poppleton 33kV. Costs taken from previous grid connection offer made by npower, dated May 2023. Using Arcadis benchmarks with % increase to account for ballast system	Red	Assumed that this cost is not linear with capacity. Further applications will be made at the next stage of this assessment to understand sensitivity to scale	Green	Option to borrow amounts over £5m, subject to interest rate changes, through NWF - looking into public works loans
Cash Flow	Cashflow	Calculated by balancing the above inflows and outflows each year. Uses inflation at 4% - sourced from "Inflation and price indices - Office for National Statistics"	Red	N/A	Red	Cashflow is positive for 5MW scenario over 25 years - changes to other components can impact this for better or worse
SEG	Electricity	PPA Forecasts - Tariff provided for export below 5MW ~£108.10/MWh ≈ 10.8p/kWh https://solarenergyuk.org/resource/smart-export-guarantee/	Red	Retail Electricity Price Inflation (%/yr) set at 2% - ONS. Next steps are to research SEG opportunity further and set up calls with SEG Licensees. Large variability found in SEG rates offered, engaging with suppliers to increase certainty. Currently modelling sensitivity of 0.01 to 0.2 £/kWh Have now reached out to SEG licensees to get more realistic range of rates; it's a risk that some providers won't provide higher SEG rates for large developments as the SEG licensees lose out, so they typically reserve higher rates for smaller (~15kW) developments Key step at appropriate time (when array is constructed) is to make an application to a SEG licensee and having this approved - and comparing this to PPA rates to decide way forward	Red	Key to viability of 5MW scenario - must be firmed up with supplier and rates vary drastically from 1p/kWh to 20p/kWh We have engaged suppliers to get a broad range of market rates, however larger developments could have difficulty getting access to the higher rates, as the mandated limit is >0p/kWh for SEG Licensees currently. Another key risk is feasibility of two 4.99MW SEG developments adjacent onsite - these would need to be separate developments with their own MPANs, areas etc. which would add cost to be explored further to reduce risk to project finances. SEG licensees need to be engaged further prior to gauge forecasted rates and plan next steps. To apply to SEG we'll need to have the site energised and have a smart meter (high risk, as this means there's no guarantee until the CAPEX is spent and array constructed) engage a SEG licensee (an electricity supplier that offers SEG tariffs) directly and provide information about the renewable energy, smart meter, and MPAN. Installation must be certified under the Microgeneration Certification Scheme (MCS) or an equivalent scheme.

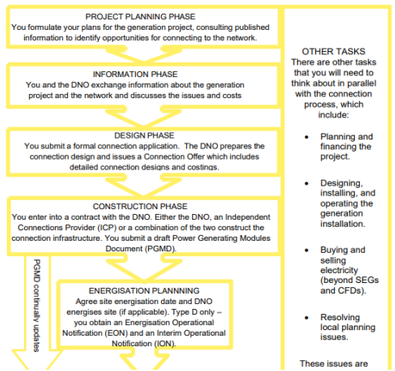
Key for Certainty RAG Status:

- Red: Assumed based on industry experience
- Amber: Indicative numbers provided by a strong source or stakeholder
- Green: Certain (e.g. a solid offer of a price)

Key for Risk RAG Status:

- Red: Significant issues with this component or high risk
- Amber: Components with potential issues or moderate risks
- Green: On track and performing well

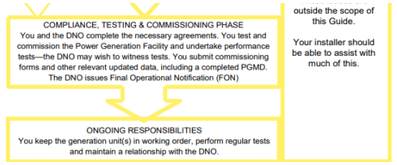




REGO	Electricity	Assumed £5/MWh - subject to change this week as values are separated within model and refined - 1) https://c-zeromarkets.com/monthly-report-december-2024	Red	stated in report: 1.25 p/kWh (£12.50/kWh) paid by CYC currently - this is higher than is currently seen on the market, therefore we are exploring sensisitivity around lower prices Researching REGO opportunity and requirements, setting up meetings to explore exact values include 1.25p/kWh in sensitivities	Red	Necessary for profitable solar farm - discussion with REGO suppliers planned
Grid Connection	Electricity	Model assumes grid connection to Gale Lane under 5MW and to Poppleton over 5MW, with costs obtained from now outdated communication and connection offer. Assumed connection is possible in 18-24 months from acceptance of the quotation following engagement with NPG	Red	Prices and timelines used are now outdated, and the grid is going through a volatile period (covered in Grid Policy section). Currently progressing with budget quotation at £840.00 + VAT. Firm quotation cost is £5,050.00 + VAT with 90-day validation period. Neil actioning this 13/05/25 Ofgem's changes to statement of works process would allow NPg to connect immediately subject to local connection conditions, likely 18-24 months for a new Circuit Breaker and cable installation, assuming no upstream reinforcement to the EHV network is required. NPG stated that "for 5MW we would install a 300 Aluminium Triplex cable which is capable of 8.5MW." Budget application to be made to increase certainty 18-24 months from acceptance of the quotation is a more optimistic response than the view at the start of the project, but is not a firm offer.	Red	Key aspect of project viability. Grid constrained area and changeable grid regulations Option of funding larger more expensive cable at initial installation (8.5MW) and using an interim customer subject to a second comer payment to CYC for using connection Possibility to use IDNO, engaging during May to assess - next step is to confirm size of point of connection onsite - Vattenfall can only be involved if this is >22kV, which would only apply if connection was made to Poppleton (33kV). Potential to stall project significantly if grid reform slows/area becomes more congested. Grid is in a perid where grid reform has been apprvoed with particular focus on the connection queue, with future queueing streamlined for projects with funding - need to explore the criteria for this. Ofgem's approval a modification to the Connection and Use of System Code (CUSC) that raises the capacity threshold which determines when a Transmission Impact Assessment (TIA) is required from 1 MW to 5 MW.
Solar2	Electricity	Solar 2 has confirmed it has a Feed in Tariff of 32 MW with a strike price of £74/MW	Red	Further engagement with solar2 required to gain certainty. Meeting set for 23/05/25 to catch up on progress	Green	No risk to 5 MW scenario High risk to scenarios utilising solar2 connection. Risk reduced by signing contract
Ground Conditions	Planning and Environmental	Environmental picture of site through desktop study. Model assumes ballast approach is preferable onsite	Red	Environmental investigation being progressed to inform best method for solar installation onsite. Currently no certainty that solar can feasibly be installed onsite	Amber	Investigation planned in June to assess viablility of solar onsite and inform the mounting approach, construction etc.
Planning	Planning and Environmental	Planning approved with conditions - it is assumed that Yorwaste will begin construction within 3 years, and that they will include the 5MW scenario in any submitted responses to conditions	Amber	Yorwaste agreed on 08/05/2025 to include CYC in planning condition requirements, and to create plan in next 3 months for development of 0.5MW	Red	Primary risk from planning is if Yorwaste don't break ground within 3 years, the approval is void. Need to keep in touch with Yorwaste and manage this risk.
Council Electricity	Benefits	Baseline report: The Council's annual electricity demand in 22/23 was 10,344,485 kWh. The council spent £3.6m on electricity in this period, with an average unit price of 0.31 £/kWh, increasing to 0.40 £/kWh for the 23/24 period.	Amber	Greater certainty will inform the savings the scheme makes and therefore increase certainty of benefit to the council. Bills provided by CYC show an average rate of £/kWh	Amber	Risk to project depends on the benefits case - the 5MW will not offset the total CYC demand

Summary of bills shared by Phil:
0.244 lights, £/kWh
0.254 housing, £/kWh
0.246 west offices, £/kWh
0.248 avg without VAT

Grid Policy Context		Assumed connection is possible in 18-24 months from acceptance of the quotation following engagement with npower	Amber	18-24 months from acceptance of the quotation is a more optimistic response than the view at the start of the project	Red	Potential to stall project significantly if grid reform slows/area becomes



By virtue of paragraph(s) 1, 2, 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Harewood Whin GEP

City of York Council

Supplementary Technical Details

Project Report for June 2025

Contents

Requirements 8 & 9

- This report provides the results of work undertaken for Requirements 8 & 9 of the solar energy park feasibility study
- This report provide supporting information in the development of the OBC and provides further details and analysis.



Grid Connection

Budget Estimate Application

A Budget Estimate provides a preliminary cost assessment for connecting to the electricity network. The estimate is a desktop exercise, rather than a formal offer, and doesn't include site visits or detailed network studies. These estimates are useful for initial planning and understanding potential connection costs, but a formal quotation is needed for a binding agreement. From engagement with NPG in June 2025, the quoted cost of a budget quotation is £700.00 + VAT, and a firm connection offer is £5,050.00 + VAT.

Arcadis has prepared the relevant documentation including:

- G99 - completed for the development at this stage: 9.88MW capacity (two separate 4.94MW arrays)
- SLD diagrams (electrical diagrams that show the two ~5MW arrays)
- G99 Certificate of Compliance for the Solar PV Inverter(s) to be installed
- Site plan showing red line boundary of site
- Previous email correspondence where NPG stated CYC could receive the 5MW and 10MW budget estimates together under one application/cost.

These documents can be submitted to Northern Power Grid by CYC via email. In previous communication with NPG, it was stated that an application for 10MW can include a budget estimate for both the 5MW and 10MW scenarios. The capacity has been adjusted to 9.88MW, which consists of two distinct SEG-compliant arrays at 4.94MW each.

Connection offer process

The process follows the Northern Powergrid Connection Offer Expenses protocols, which are summarised as follows:

- Customer makes application for Connection Offer or Budget Estimate
- NPG confirms information provided and notifies the customer of the expenses and five-day cancellation period, during which NPG discusses requirements and expenses with customer, confirms intention to proceed
- NPG carries out the work required to produce the estimate or offer – cancellation at this stage will incur a full or partial charge
- The estimate or offer is issued to the customer, as well as the invoice for the expenses incurred

Grid Connection

Grid Connection Offer

Application

CYC has the option to proceed directly with applying for a grid connection offer for ~£5,050.00 + VAT. NPG will send an invoice for the incurred expenses following the offer. It is proposed that this is set at 9.88MW which is the maximum capacity that can be requested for Gale Lane. Within this application a request for 4.94MW can also be made to understand the impact of requesting this lower level of capacity. Further details: Connection Offer Expenses Customer Guide May 2025_0.pdf

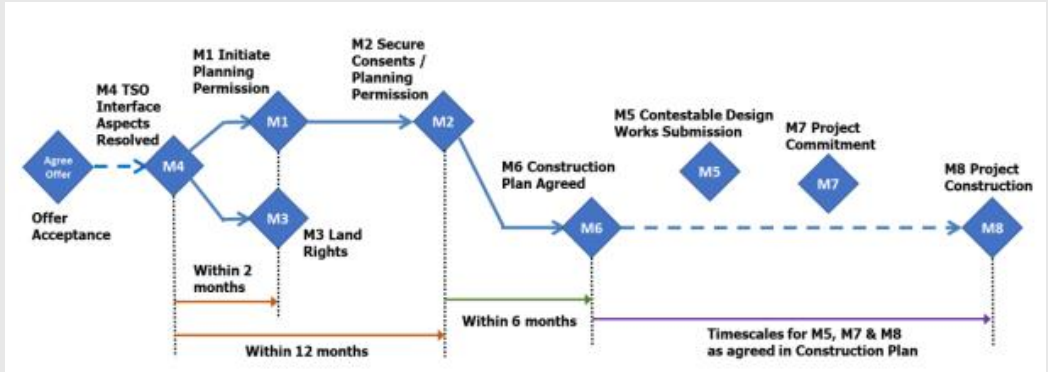
A full grid connection offer is comprised of discussions with the customer, design study, budget options, technical report, creation of plans, costings, and potentially a site visit. Quotations are valid for 90 days and can be accepted by returning the Quotation Acceptance form to acceptaquote@northernpowergrid.com. First payment after the quotation is received is considered commitment to full connection.

Queue management

The connection queue has to be managed to ensure projects stay on track for connection to the grid. Actions and payments made by CYC would be subject to an assessment of the total cost at quotation stage. NPG has stated that capacity cannot be reserved for customers, and so the programme of construction onsite should match the staged payment profile, subject to meeting prescribed queue management milestones. The user guide should be reviewed at each stage ON21-WS2-P2 Updated Queue Management User Guide (30 Jul 2021).pdf.

Next Steps

CYC has the documentation ready to make a grid connection application to be used on either a budget estimate or full connection offer during the full business case stage. It is recommended that CYC wait until more detailed information is known to inform the application and reduce the potential for changes after payment has been made. At the next stage, budget should be reserved by CYC for the grid connection offer process.



Action 03 Economic Case enhancement

The purpose of the economic case is to identify and appraise the options for the delivery of the 5-10MWp of solar farm and to recommend the option that is most likely to offer best Value for Money (VfM), and social value, to society, including wider social and environmental effects as well as economic value. These wider benefits have been scoped as presented in the below table:

CATEGORY	BENEFIT	BENEFIT DESCRIPTION	PROJECT ACTION	NARRATIVE
Equity & Social	Energy Transition	Create fairer society and implement localised green transition	Install renewable technology	Renewable generation provides climate change adaptation
Resilience (energy)	Enhance energy resilience and security of supply	Energy projects provide local electricity generation	Grid connected solar farm	Energy generation within the local authority boundary will supply green electricity
Resilience (ecology)	Enhance ecological resilience and biodiversity	Solar farms can provide opportunity for local environmental enhancements through planning management and operation	Wildflower meadow creation	Landfill sites can be seeded with wildflowers to protect and improve plant pollinator diversity
Economic opportunity and job creation	Create local jobs and training	Creating opportunities to provide employment in a local area	Job opportunities arising from the construction and management	Main contractors can employ local labour and skilled workers for the design, construction and management
Net Zero	Reduce carbon emissions	Reducing carbon emissions through active changes to energy generation, supply and demand management	Design, build, operation & management of a solar farm	Total installed capacity of ground mounted solar farm

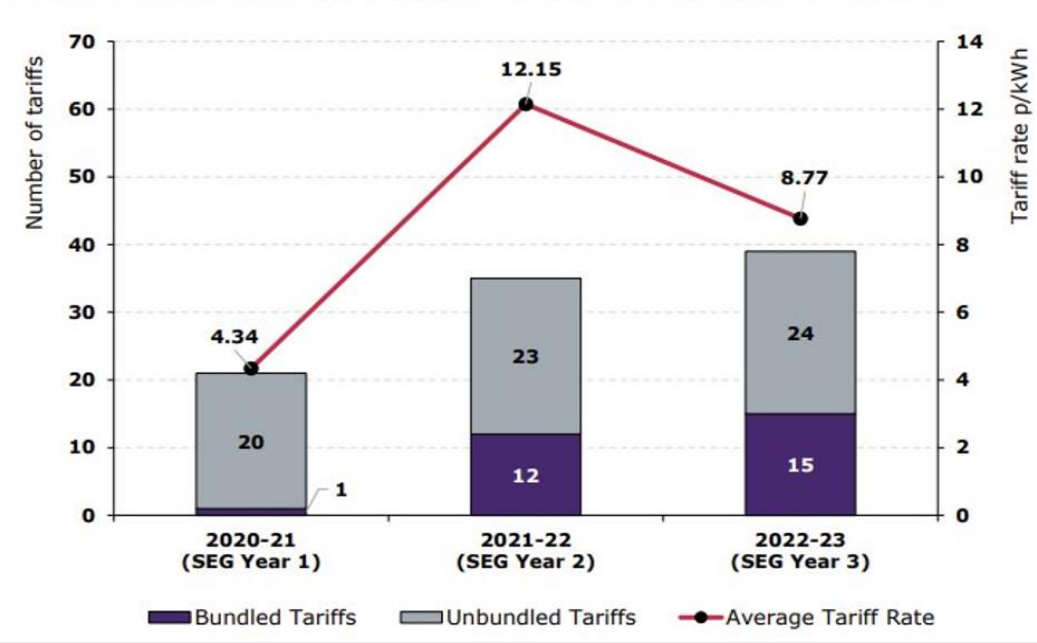
Action 04

Historic Energy Market for PPA and SEG Rates and Trends

Income revenue from power generation is a critical component in understanding the project business case. This Section provides an overview of the trends in two market instruments – the PPA and SEG. There is limited information available about future prices and trends.

REGO's

The Figure below shows how SEG tariffs have changed over time. The number of available tariffs has increased since the launch of SEG, starting at 21 tariffs in Year 2020 and rising to 35 tariffs in Year 3. In line with this, the number of bundled tariffs offered by licenses have also increased. Meanwhile, the average SEG tariff rate has fluctuated from 4.34p/kWh to 8.77p/kWh in Year 3. Source OFGEM Smart Export Guarantee (SEG) Annual Report. Based on this information the assumed average rate used in the OBC modelling for the year 2024-25 has been set at **10.81p.**



PPA's

- The PPA market continues to be stable in 2025. Overall, it would seem that the market is well on the way to recovery following the energy crisis of the previous years, with prices normalising but at lower levels. The increased trend towards risk mitigation may see a continued trend of longer term PPAs, and longer-term price certainty. Whether the market can keep up with demand for such contracts remains to be seen. The start of 2024 has continued the market crash we saw at the end of 2023, but it has stabilised in 2025 with a lower floor for power prices, currently quoted at **7.25p/kWh.**
- We would expect PPA value to level out after months of decline and we have seen a year-over-year change in average Utility PPA prices as presented in the table below. Regardless, PPA strategies will need to evolve with the changing market as each year seems to present unique challenges to renewable generators and offtakers. Table below presents average solar PPA rates since 2020 – prices are exclusive of REGO and for export power only (Single Rate) giving an average of **7.25p/kWh**

Year	Source	PPA Price p/kWh
2020	https://www.spglobal.com/commodityinsights/plattscontent/_assets/_files/downloads/infographics/ppa-series/20200116_ppa_platts-zeigo.pdf	4.9
2021	https://www.spglobal.com/commodity-insights/en/news-research/latest-news/electric-power/020322-power-purchase-agreements-stand-firm-in-eye-of-q4-2021-wholesale-price-storm	5.10
2022	https://www.solarpowerportal.co.uk/ppa_prices_jump_30_in_the_uk_biggest_increase_in_europe/	6.86
2024	https://www.solarpowerportal.co.uk/solar-ppa-prices-stable-after-extended-european-decline/	7.57
2025	Commercial Supplier Offer (16/06/25)	7.25

Action 06

Sleeving Option Summary

One form or corporate PPA (An agreement for sale of electricity between the generator and the offtaker with a facilitation from the licensed utility supplier) is Sleeving (which requires a third-party intermediary, known as a 'sleeve' to facilitate the physical delivery of the electricity from the solar farm to the offtaker).

A sleeved PPA allows the Council to buy electricity directly from their solar farm without a private wire. A licensed supplier will be required. This supplier will enter into back-to-back contracts with the Council . The Council could then 'sell to themselves' at either a fixed or flexible price but still be liable for non-commodity cost plus the sleeving cost, as presented below. **Time of generation and demand will typically be time matched in sleeved PPAs** where the Council would have to purchase any additional electricity from the supplier and surplus generation will be traded by the supplier, with both subject to different prices / fees. The main benefit of a sleeved electricity PPA is that it provides price certainty to the Council but by allocating a proportion of demand to a sleeved PPA **may impact the price** of any remaining electricity requirements.

There are different income streams that CYC could secure as part of the selected financial models (e.g., PPA, SEG or sleeving). The income route selection will have different implications for viability (e.g., revenue generation, cost-savings, price certainty) and feasibility (e.g., grid connection cost, resource requirements, complexity, contract legal structures). It will also have its own level of risk (e.g., market (price) risk, revenue risk, operational (volume) risk and future policy risk). As a result, some options may be more desirable (of more value) than others to the Council.

Its worth noting that a fixed pricing structure will expose the Council to market risk. If wholesale electricity prices fall, the local authority could end up paying more for electricity through the Sleeved PPA than they may at the retail rate (on a p/kWh basis). This is an important consideration at present as wholesale market electricity prices have fallen recently since record breaking peaks were observed during the energy crisis. Additionally, the Council would have to pay sleeving fees, as presented below, and these fees vary significantly between the suppliers – the assessment of sleeving cost will take a considerable amount of time and should involve external commercial resources to aid the selection of best offer. Also, legal support will be required to implement sleeving option to agree conditions of the selected contract.

As an example – if the 9p/kWh was to be set as an agreed price (equivalent to the current commodity price) - the actual income paid to the solar farm project balance sheet would be reduced in line with charges as presented in the diagram below. The level of this income would need to be modelled in the next stage, based on detailed forecasting of the energy usage vs renewable generation and back up by the quotes from the suppliers offering sleeving as a service.



Source: Energy Systems Catapult

Action 05 - Commodity Price

Income generation assessment

In response to a question about whether a 9p per kWh commodity price of CYC could be achieved in a PPA deal and if that would offer a lower risk/more upfront certainty option than SEG rate, the Council first and foremost should acquire the information necessary to understand the half hourly electricity demand for sites and expected yield from the solar farm generation. The up-to-date assessment of the energy usage has been prepared based on the annual consumption but this needs to be done in sufficient granularity (hourly or half hourly) to understand how much electricity can be consumed directly by authority owned sites, the surplus level and their remaining import needs.

CYC can use this information in FBC commercial modelling to optimise the project design and financial value. Both the scale of the proposed solar farm generation, and how well it matches Council's energy demand are important factors in an energy supply contract negotiation.
In order to maximise the benefit of the potential sleeving option, the solar farm project should be actively coordinated with energy supply contract procurement.

The current best market rate for SEG has been confirmed at 12p/kWh whilst a good PPA offer (June 2025) 7.25p/kWh – which presents a large variation. The modelling for the OBC has shown large sensitivity even with a penny difference in the income generation. The market is dynamic and the PPA prices may increase or decrease within the project lifespan requiring an evaluation on each business model (SEG, Utility PPA, Sleeved PPA) containing short- or long-term solutions that could be achieved for the project finance. The terminology used by suppliers may differ, which could make it difficult to compare quotes on a like-for-like basis and could make this activity time intensive – therefore requiring an external experts to analyse the offers.

Typically, the sleeved PPA price is lower than the commodity price (here 9p/kWh). To secure such as relatively high PPA rate in the current market may prove to be difficult or impossible. If the PPA rate was to be agreed at the same level as the commodity price the solar farm project balance sheet would gain secure income stream for the agreed term of the contract. This would need to be **factored into the next energy procurement** negotiations and **assess against the ongoing revenue** cost for the energy usage.

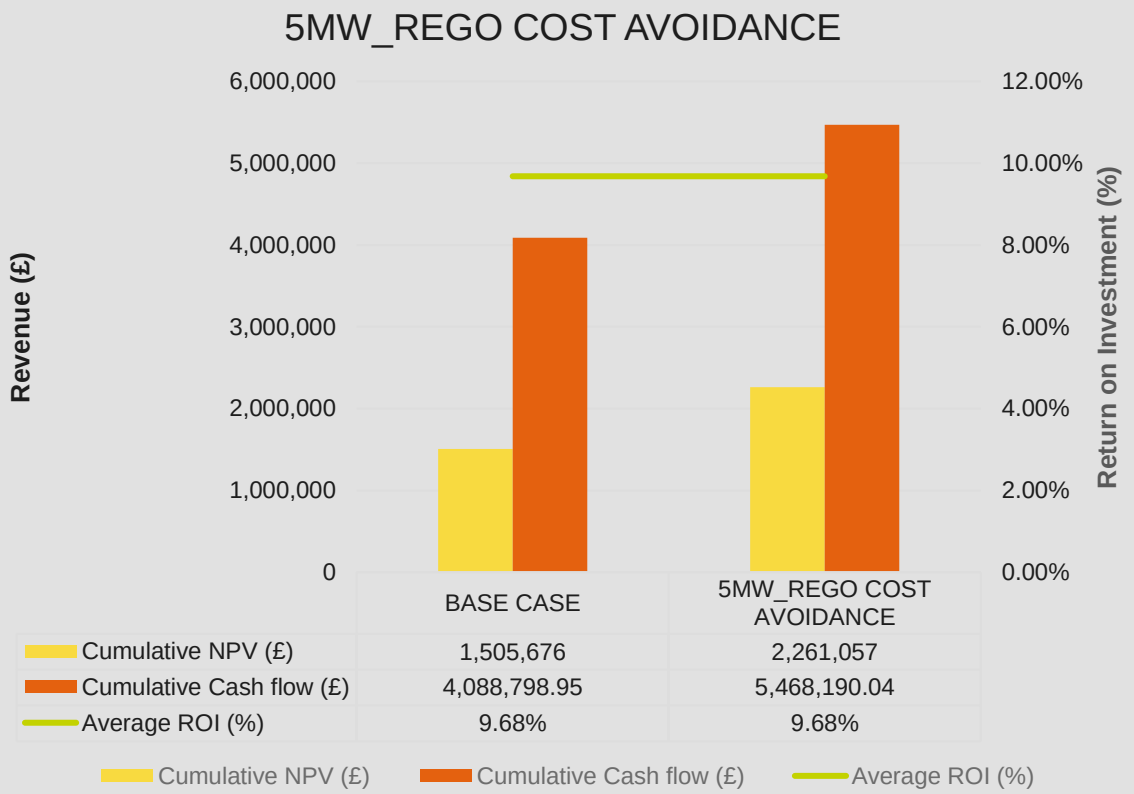
Action 06

In depth analysis of REGO

REGOs: The Renewable Energy Guarantees of Origin (REGO) scheme provides transparency to consumers about the proportion of electricity that suppliers source from renewable electricity. The REGO certificate is issued per megawatt hour (MWh) of eligible renewable output to generators of renewable electricity. REGOs permit consumers to track the origin of electricity, support renewable sources, and align with environmental standards. Organisations can procure REGOs to provide confidence that energy is provided from renewable sources.

REGOs can be retired or can be sold / purchased on the market. Currently CYC procures REGO's to cover its electricity supply through YPO at a cost of £12.50 per MWh of electricity consumed. The REGO's can be 'bundled' with the power sold from a solar array built at Harewood Whin to gain additional financial benefit. The REGO can also be 'unbundled' from the power sold. In this Section we show the impact of offsetting CYC electricity costs with current REGO rates (£12.5/MWh) compared to the base case of £5/MWh modelled for the future income.

- Baseline model within the presented cashflows includes REGO as an additional benefit/income stream. The rate used within the model is a conservative rate of 0.5p/kWh which has been assumed as the forecasted trend shows a reduction in rates since the implementation of green policies and market saturation with renewable technologies.
- To enhance the business case and to address comments from the Programme Board a cost avoidance 'income' has been modelled to include for additional benefits as REGO savings and outputs have been presented in the incorporated graphs.
- Based on the same assumptions as per base case it has been concluded that by enhancing the income to include the REGO cost avoidance the cumulative cashflow after 25 years of operation will increase from £1.5m to £2.2m for the 5MWp solar installation.
- Since 2016, green tariffs have become increasingly common in the UK and as a result seeing low REGO prices, essentially being negligible in 2016 and marginally increasing over the next few years.
- With the relatively recent and far more significant price rises in 2022 and 2023, some utilities decided to exit the REGO market by no longer offering these green tariffs, thus lowering the demand for certificates over 2024.
- The long-term outlook for the REGO market could have been undermined further by a call to reform the REGO scheme by major UK firms, specifically during Q2 and Q3 of 2024. Calls for greater transparency from industry resulted in an indication from DESNZ (Department for Energy Security and Net Zero) that the certificate scheme is under review, as specified by a government spokesperson, possibly pointing to a more granular verification of renewable generation reporting in the future.



5MWp solar farm's REGO can offer both - cost avoidance & additional income

Action 04 - Impact of grant

Business Case assessment

In the baseline Scenario it is assumed that all the capital investment for the solar farm project is borrowed. This section shows the impact on cashflow and NPV on the assumption of different levels of interest free funding are available.

The financial model for the solar farm is sensitive to the Capex, especially when 100% of cost is to be borrowed from a loan Provider, for example:

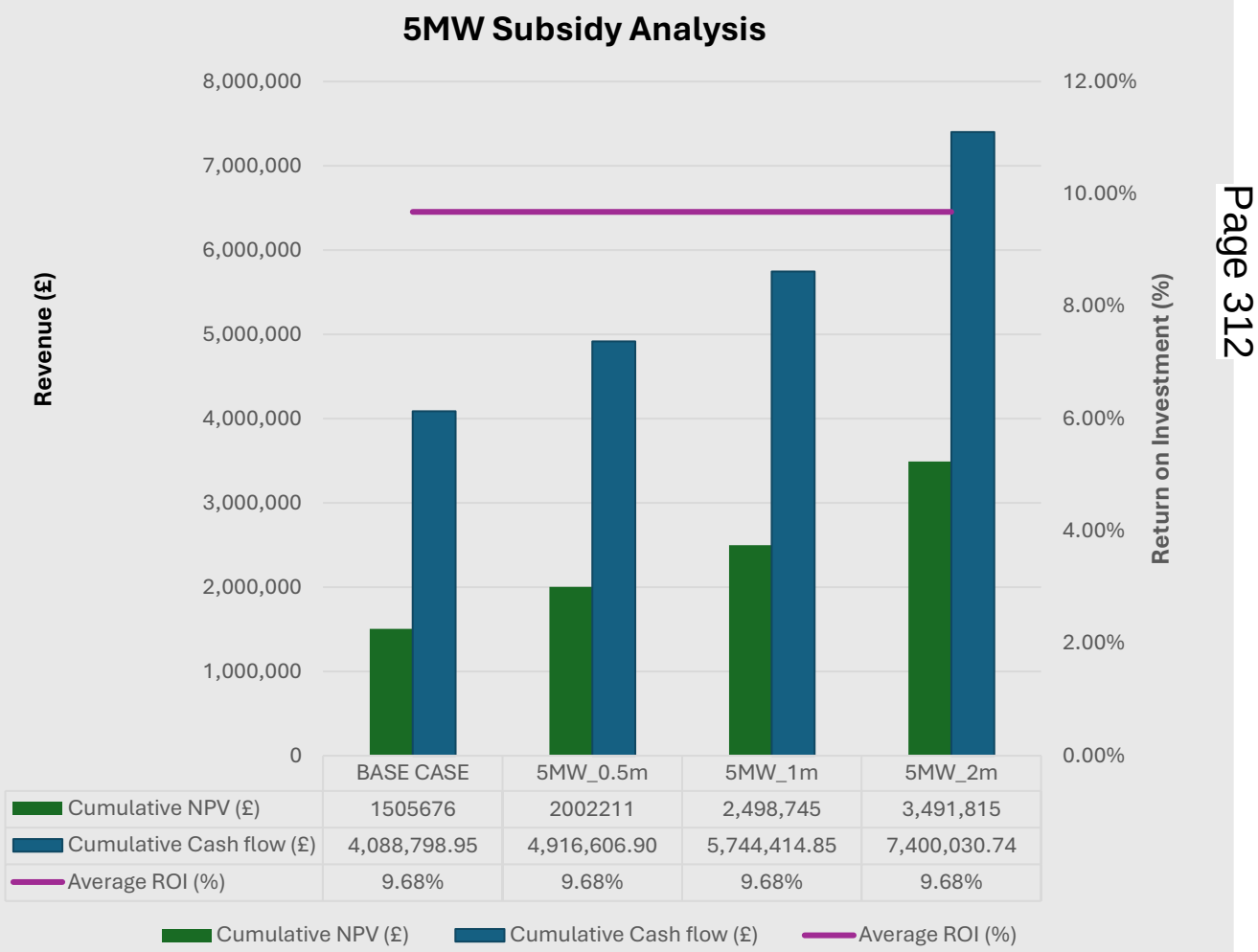
- NWF or PWLB – either option will require the CYC to repay the principal capital alongside the interest rates.
- Therefore, any amount of interest free grant funding would impact on the overall business case viability and derisk the project given the uncertainty of the income stream.

The graph on the right presents the outputs of the three scenarios with different intervention rates for the 5MWp solar farm.

- The Base Case does not include for any external funding, and it models the cashflow based on the 100% capital outlay being financed from a loan.
- If the Council was to inject 0.5m and therefore reduce the borrowing capital outlay, the cumulative cashflow would increase from £4m to almost £5m over the lifespan of the project (almost double the initial investment).
- Similarly, a higher intervention rate at the level of 1m will increase the cumulative cashflow to £5.7m
- Finally, a 47% grant intervention rate, equivalent to 2m, would impact positively on the 25-year cashflow and enable to set it at 7.4, which is £3.5m more than the baseline case.

It is worth noting that a relatively small cash injection from the Council at 500k could almost double in value and result in the cumulative cashflow increase from £4m to almost £5m, This is due to the lower amount of principle loan repayment and its associated interest rate. This shows that looking to provide some initial equity into the development can help de-risk the project and lead to improved levels of returns for the CYC.

It should be noted that some lenders such as the National Wealth Fund have minimum thresholds for their loans for the NWF it is set at around £5m investment.



Action 07

Long-Term Environmental Benefits

The long-term benefits from an environmental perspective including the impact of electricity grid reform and carbon pricing is provided below

Electricity Market Reform

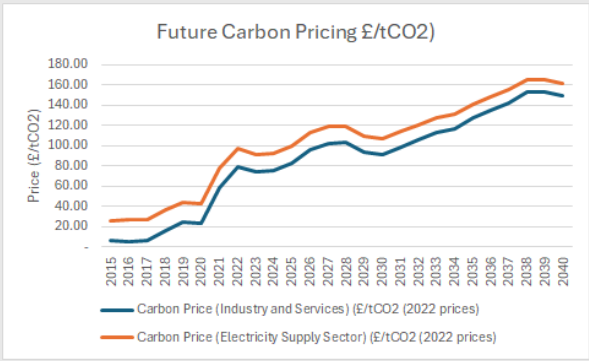
Electricity market reform is a multi-stranded process to modernise the electricity system to ensure a secure, low-carbon, and affordable energy supply. It includes mechanism such as the Capacity Market and Contracts for Difference. This EMR also includes the Review of Electricity Market Reform.

The Recent Review Electricity Market Arrangements (REMA) (2024)[1] in the UK aims to reform the electricity market to support a net-zero power sector by 2035, while ensuring security of supply and fair prices for consumers. Following this review there maybe the introduction of a **locational marginal pricing (LMP)**, where different prices are set in different locations based on transmission constraints. This aims to better reflect the true cost of electricity in different parts of the grid and incentivise investment in areas where it's most needed. For solar generators located in areas with high demand or limited local generation could see higher prices for their electricity, potentially boosting their profitability. Conversely, solar farms in areas with low demand or high local generation might experience lower prices, making them less competitive. The impacts of this pricing approach is uncertain and may impact on profitability of solar generators.
New non-commodity charges have been added to the electricity bills since April 2025 onwards to reflect the costs of Net Zero and the Energy Intensive Schemes – DUoS, CfD, RO, BSUoS and CM charges added extra 0.75p/kWh for a typical public sector customer where for a 10GWh/pa user this equates to circa 75k annually.

Ofgem have also implemented Balancing and Settlement Code: P442 which applies to renewable generation <5MW where the Generator, here **the Council, could seek compensation** on their non commodity charge related to green levies (CM, CfD, FiT and RO). This would have to be negotiated alongside the energy procurement stage as it only applies to the Supplier but could offer additional financial benefit to the project, in respect of the generation being 'sleeved; or not.

Carbon Pricing

Carbon pricing should benefit renewable installations as generators are forced to pay higher environmental levies for energy generation from fossil fuels. This is driven from policies such as the UK's Carbon Price Support (CPS) mechanism is a carbon tax on fossil fuels used for electricity generation, designed to encourage a shift towards lower-carbon energy sources. It acts as a top-up to the UK Emissions Trading Scheme (UK ETS), ensuring a minimum carbon price even when the UK ETS price is low. This mechanism is part of the broader Carbon Price Floor (CPF) policy. e CPF taxes fossil fuels used to generate electricity via Carbon Price Support rates set under the Climate Change Levy. The price floor consists of two components which are paid for by energy generators in two different ways: (i) The EU ETS allowance price; and (ii) the Carbon Support Price (CPS), which tops up the EU ETS allowance prices, as projected by the Government, to the carbon floor price target. The Graph to the right shows the DESNZ projected future carbon pricing under existing policies[2] showing an upward trajectory over time. This environmental carbon prices for fossil fuels should drive growth of renewable generation technologies – the impact of costs and pricing is hard to define at this stage.



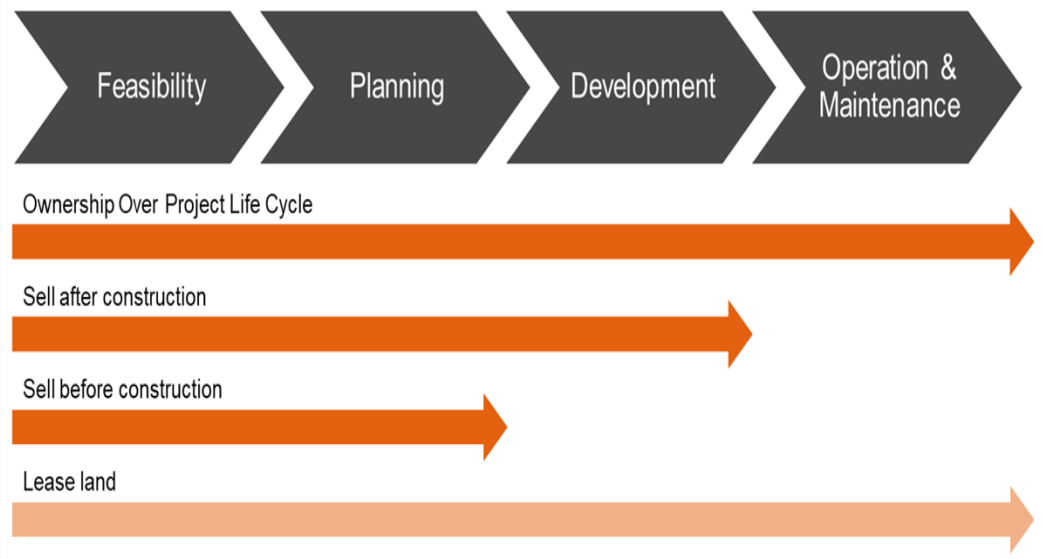
1 https://assets.publishing.service.gov.uk/media/675acc977e419d6e07ce2bc3/rema-autumn-update.pdf
2 https://assets.publishing.service.gov.uk/media/6567a7c15936bb001331671d/Annex_M_assumptions_growth_price.ods

Action 10

Management Case

Ownership approach and commercial structures available as options for this project vary depending on the entities involved at the various stages.
Considerations for the preferred structures and approach:
•Financing: Ability of the Council to finance the project, consideration should be given to own or Government funding. Option to gain third party financial investment or split the capital investment through a Joint Venture (JV). Third party ownership is also an option.
•Experience or Capacity: The level of experience the Council has in delivering, tendering and partnering with other entities. LAs typically subcontract to an engineering, procurement and construction (EPC) provider or subcontract elements of the Project. It is typical for this type of project to appoint Client Engineer consultant to guide the Authority through the process.
•Risk: Determine the level of risk that CYC is comfortable with for the Project. Risks are associated with financials, development, market and regulatory aspects with risk generally being largest at the beginning of the Project and reduce in latter stages. This adds project or contractual complexity.
•Benefits: Key drivers for renewable energy project can include income, renewable generation, clean energy commitment and/or carbon emissions reductions.

Ownership Across Project Timeline



•Own, develop, maintain and operate: Take the project through entire lifecycle from feasibility to operation and maintenance. It can include financing and sub-contract agreements, but all benefits associated with project are retained.

•Sell after construction: Take the project through planning and development and then sell. The financials could be self-funded, Government or through finance agreements. The main driver for this would be to generate short-term revenue with reduced long-term risk, benefits would also be reduced

•Sell before construction: Sell the project with secured planning permission (acquiring necessary Permits) agreements and certificates) and sell to an investor. Investor responsible to develop, O&M. Harewood Whin project could make an agreement to keep a stake in the Project. Low risk with benefits dependent on maintaining stake in Project.

•Lease land: sell the Project (before or after construction) but maintain ownership of the land that the Project is on. Leasing the land has benefits to generate revenue and/or to leverage clean energy/carbon savings. The risk and benefit associated with this would be dictated as to what stage the lease agreement was formed. **Solar 2** has offered a rental deal paid at circa £50-80k per annum for 25 years.

Battery Storage

Discussion for the Development

Context

A Battery Energy Storage System (BESS) is made up of re-chargeable batteries (commonly lithium-ion, but there are alternatives) which can import and store energy and then discharge (export) it when the energy is required. The main benefit of battery storage is that it can balance supply and demand, by storing the site's solar energy when demand is low and releasing it when demand is high. This reduces the grid's reliance on fossils fuels typically used in times of high demand, and can result in optimised export rates on variable contracts.

Battery Use at Harewood Whin

Optimised behind the meter energy use is another benefit of battery storage (particularly in private wire scenarios). Batteries allow, for example, energy generated during the day to be used onsite at night, smoothing out periods of time where generation is low. However, the scenarios currently being explored for Harewood Whin all involve export to the grid with no energy use onsite.

As the project involves export to the grid, batteries benefit the site in scenarios with a variable export rate, such that energy could be stored and sold to the grid at times where the demand is high. It is also important to note that sleeved PPA scenarios can be optimised by the use of battery storage, allowing greater alignment of the site's supply of solar energy with CYC's demand profile. Further work should be undertaken in the full business case on establishing an estimated half-hourly demand profile for CYC, with comparison to the modelled site generation profile. This will inform the use of batteries onsite by exploring whether the cost of the batteries is outweighed by the benefits of greater control over the supply.

Risks

Battery storage comes with risks that must be managed, including high CAPEX and safety considerations, as well as noise concerns. Harewood Whin's position in the green belt may add additional planning issues for development of battery storage – however there are previous examples of the technology being implemented in green belt areas due to what the government sees as a pressing need for energy storage to support grid decarbonisation and energy security.

Summary and Conclusions

Key Findings and Actions for Business Case

In order to develop the project to the Full Business Case there are a number of areas that need more detailed analysis and development. Some activities and interlinking and (inter)dependent on decision making and tasks being undertaken. As CYC moves forward with the project – key commercial decisions will be framed around the potential risk to the Council in terms of capital, ownership and operation against the potential level of reward. Maximising the benefit of income generation from market instruments is key to financial success of the project. Three main approaches (SEG, PPA Sleeving and Utility PPA) need further review and assessment. However, even once an initial approach is determined continues management of income is needed over the project lifetime in order to leverage changes to the energy market and pricing over time to maximise the benefits to the Council.

This OBC has shown that CYC should take a phased approach to development of solar array at HW. Take the lessons from and support where necessary the 0.5MWp array with Yorwaste and concurrently start to develop an array (5-10MW) in the areas identified. In terms of risk and reward – this approach will minimise the risk, provide time to build knowledge, experience whilst providing a sufficiently large array to attract loans and reward for the CYC in terms of revenue and wider environmental and social benefits. Further activities to progress the Full Business Case are outlined below, and CYC is likely to need support going forward with these next steps including market engagement and contract negotiations (heads of terms, REGOs), technical support , commercial delivery structures and wider FBC development.

- **Ground Condition Assessment:** Initial assessment being undertaken which will inform the design implications, capacity and technical modelling of the solar array on the Harewood Whin Site

- **Grid Application:** Documentation has been prepared for a budget or full grid connection offer of 9.98MW (including 4.99MW capacity) for Northern Power Grid by CYC. It is proposed to wait to submit the full offer as this provides greater detail and the potential to accept a connection offer. Funding should be made available for the connection offer (or payment over time) to secure the capacity. Potential to revisit iDNO or ICP's to understand options for third party delivery and adoption.

- **Solar Technical assessment:** Further work to develop the solar design based on feedback from ground condition assessment. Further review of mounting structures, module layout and orientation to optimise space availability.

Summary and Conclusions

Key Findings and Actions for Business Case

- Electricity Generation Income / Techno-economic modelling: Further, more detailed analysis of electricity market revenues based on more refined scheme and timescales to support and to develop the business case. The current baseline scheme that has been modelled is close to the break even point – so any additional income and benefit that can be leveraged through further analysis or support will be important.
  - **Modelling of supply vs demand on an hourly basis** will need to be undertaken to assess more accurately likely generation volume and revenue from the market instruments (Reviewing the SEG/ sleeved PPA / 3rd party PAA options will require)
  - Further review on the **benefits of battery storage** on benefits vs risks of sleeving and other income generation streams
  - Further details **on capital costs** based on the mounting structure and ground conditions to be developed as well as further understanding of income from market instruments
  - Further engagement with the potential **SEG, PPA** brokers to understand and develop understand contracts, initial heads of terms,
  - YPO Power Contract preparation, Engagement Negotiation: Early preparation for Contract negotiations with YPO for next energy supply contract. Develop and understanding from CYC perspective what elements this contract needs to include whilst ensuing flexibility within the contract to allow CYC to maximise changes in the electricity market and income revenue streams. For example, what does it look like for CYC to be a customer and producer of power (Prosumer), who will the contract allow this and allow flexibility throughout the contract.
  - Review **funding options** including potential for capital to be provided by the Council (from other allocated areas) that could be repaid at zero interest. Also review any central grant funding opportunities and loans.
  - **Private Wire opportunities:** Although this project has been decoupled from the Hazel Court relocation and associated electric vehicle loads, it has been shown that private wire opportunity significantly improves the viability of the project and reduces risk. It is recommended that potential for private wire is kept open if an opportunity is identified.
  - **Sensitivity Assessment:** Further work on sensitivities on TEM and combining sensitivities will support analysis and decision making.

- Commercial Delivery (Management Case): Further work is recommended on the ownership structure and delivery approach for CYC based on the relative risk and reward merits. Structures have been identified during the OBC and these need further evaluation and assessment
  - **Solar 2 Option**: Further engagement with Solar 2 – who have outlined the opportunity is still potentially open to use their available grid capacity. Their preferred approach would be simple land rental but other option such as power generation sales could still be feasible
  - **Leasing arrangements:** As part of any commercial structure, arrangements for placing solar assets on Harewood Whin, which is managed by Yourwaste any leasing /rental / arrangements identified and plan for their resolution

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SUBJECT
Harewood Whin Landfill, Preliminary GI: Interim Summary

TO
Neil Fletcher

DATE
15 August 2025

OUR REF
30284479-ARC-XX-XX-RP-ZZ-0010-01-Interim Summary Memo

DEPARTMENT
Site Evaluation & Restoration

PROJECT NUMBER
30284479

Background

Arcadis Consulting (UK) Limited ("Arcadis") has been commissioned by City of York Council (CYC) to produce a factual and interpretative report following the preliminary ground investigation (GI) undertaken at Harewood Whin Landfill ("the Site") to inform the development of a solar farm under Planning Decision 23/01732/FULM.

At the time of writing, geotechnical laboratory results have not yet been issued by PSL and therefore have not been reviewed by Arcadis. Without this data, a more robust assessment of foundation options for the development cannot be undertaken, and the full report cannot be issued. This memo provides an interim summary of key points and findings from the works completed to date.

This report is based on information available at the time of writing. Additional information will become available and may have a bearing on the contents of this report and for which Arcadis cannot be held responsible.

Scope of Works

The primary objective of the preliminary GI was to observe the composition and thickness of the landfill cap and cover materials, and for geotechnical and geo-environmental sample recovery for laboratory testing. It is necessary to understand the depths and characteristics of the cover materials, depth to cap (or waste in the historical landfill), and to determine the ground conditions to inform assessment of foundation options for the proposed solar farm.

The investigation works consisted of the following main elements:

- PAS128 Type B survey prior to intrusive works to inform safe excavation of trial pits and establish levels and coordinates of exploratory hole locations;
- 12No. mechanically excavated trial pits (four across Phase 1 (historic landfill) and eight across Phases 2 - 8 (permitted landfill)) to 0.5 - 1.0 m into the clay cap, or to a maximum depth of 2.0 m below ground level (BGL);
- 13No. soil samples for geo-environmental analysis;
- 16No. soil samples for geotechnical analysis;
- 12No. (one per trial pit) *in situ* tests using a Light-Weight Deflectometer (LWD) to measure bearing capacity; and
- *In situ* Photo-Ionisation Detector (PID) measurements from the headspace of an amber glass vial at 1.0 m intervals or change of strata and for each environmental sample taken.

Site Work Summary

A Site walkover inspection was undertaken 19th June 2025 by the Arcadis site investigation consultant, in the presence of representatives from CYC and Yorwaste, the landfill operator. The purpose of the walkover was to

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identify any potential ecological constraints, establish access routes and to determine whether the locations of proposed exploratory holes (detailed within the Arcadis CQA Plan ref. 30284479-ARC-XX-XX-RP-GE-0001-02-CQA Plan, dated June 2025) required adjustment due to physical obstructions, ecological and other site limitations. The final as-built exploratory hole location plan is presented in Appendix A.

The Site walkover identified above-ground ancillary pipework associated with the landfill operations, requiring consideration when establishing access routes to each exploratory hole location. Access was agreed between the Arcadis consultant and Yorwaste representative prior to commencement of works.

The PAS128 Type B survey was conducted 14th July 2025 followed by intrusive works on 15th and 16th July 2025 with subsequent laboratory testing thereafter. A total of 12No. mechanically excavated trial pits (TP) were undertaken using a tracked 14 tonne excavator (JCB X140) to a maximum depth of 2.0 m BGL and logged in accordance with BS 5930:2015+A1:2020. A smooth-edged grading bucket attachment was used during the excavation in order to minimise the risk of breaching the landfill cap.

In situ PID tests did not identify any Volatile Organic Compounds (VOCs) above 1.0 ppm.

During the fieldwork period, the weather conditions at the Site were characterised by predominantly heavy rain with intermittent sunny spells.

Ground Conditions

Preliminary exploratory hole logs are presented in Appendix B. Table 1 provides a summary of the strata observed across each capping restoration phase in comparison to anticipated materials based on information provided by Yorwaste as detailed in the Arcadis CQA Plan (Arcadis, 2025).

Table 1: Summary of strata within each landfill cell

Capping Restoration Cell (Phase)	Exploratory Locations	Anticipated Cover Material	Observed Cover Materials (thickness)	Depth to Clay Cap (m BGL)
1	ARC_TP101 ARC_TP102 ARC_TP103 ARC_TP104	1.0 m ‘restoration soils’	0.1 – 0.2 m topsoil 0.2 – 0.7 m subsoil 0.60 m “compost” material (ARC_TP102)	0.2 – 0.8
2	ARC_TP105	0.2 m topsoil and 0.3 m subsoil	0.3 m topsoil	0.3
3	ARC_TP106	0.2 m topsoil and 0.8 m subsoil	0.12 m topsoil 0.33m subsoil 0.4 m restorative soil 0.65 m “compost” material	Not observed
4A	ARC_TP108	0.2 m topsoil and 0.8 m subsoil	0.1 m topsoil 0.4 m subsoil	0.5
4B/5B	ARC_TP107	0.2 m topsoil and 0.8 m subsoil	0.1 m topsoil	Not observed

Capping Restoration Cell (Phase)	Exploratory Locations	Anticipated Cover Material	Observed Cover Materials (thickness)	Depth to Clay Cap (m BGL)
			0.4 m subsoil 1.5 m “compost” material	
5A	ARC_TP109	0.2 m topsoil and 0.8 m subsoil	0.1 m topsoil 0.3 m subsoil	0.4
7	ARC_TP110	0.2 m topsoil and 0.3 m subsoil	0.05 m topsoil 0.55 m subsoil	0.6
7A	ARC_TP111	0.2 m topsoil and 0.8 – 1.0 m subsoil	0.05 m topsoil 0.30 m subsoil	0.35
8 East	ARC_TP112	1.0 m ‘restoration soils’	0.05 m topsoil 0.9 m restorative soil	Not observed

Visual and Olfactory Observations

Trial pits ARC_TP102 (Phase 1), ARC_TP106 (Phase 3) and ARC_TP107 (Phase 4B/5B) contained dark, soil-like material with an organic odour, resembling compost. Based on appearance and context of the Site, this is likely to be stabilised biodegradable waste that was historically processed on Site.

Trial pit ARC_TP112 (Phase 8 East) was terminated at 0.95 m BGL due to the unexpected presence of a liner material identified at the base of the trial pit. Due to the slow nature of the excavation process, it was confirmed that there was no damage to the liner material and the trial pit was subsequently backfilled.

Topsoil

Topsoil, generally described as a dark brown clayey sand with rootlets, was identified within each landfill cell across the Site, with thicknesses ranging from 0.05 m to 0.3 m. However, topsoil was absent at location ARC_TP101 within Phase 1, where the surface layer consisted of very gravelly sand classified as a subsoil.

Subsoil

Subsoil, typically described as gravelly sand or gravelly clay, was present within each landfill cell across the Site, with thicknesses varying between 0.2 m and 0.7 m. Subsoil was not encountered at locations ARC_TP102, ARC_TP103, ARC_TP105, and ARC_TP112.

Potential Restoration Soils

Soils presumed to be restoration material were identified within Phases 2 and 8 East. At location ARC_TP106 (Phase 3), a band of firm gravelly clay was observed between depths of 0.45 m and 0.85 m BGL, underlain by a 0.65 m thick layer of fibrous organic material (“compost”) in the absence of a clay cap. At location ARC_TP112 (Phase 8 East), Made Ground, described as clayey, very sandy gravel, was identified beneath the topsoil. The clay cap was absent at this location, and a membrane/liner was uncovered at a depth of 0.95 m BGL, as discussed in subsequent sections. Given that the material was placed above a membrane / liner, it was deemed probable restoration material.

Compost Material

Trial pit locations ARC_TP102 (Phase 1), ARC_TP106 (Phase 3) and ARC_TP107 (Phase 4B/5B) contained dark, soil-like material with an organic odour, resembling compost, at thicknesses between 0.6 and 1.5 m. Upon discussions with Yorwaste during the excavation, based on appearance and context of the Site, this is likely to be stabilised biodegradable waste that was historically processed on Site. Field observations within Phase 3 and Phase 4B/5B suggest that the compost material is likely associated with the mounds that occupy the landfill cells. For example, trial pit location ARC_TP105 was located approximately 160 m southeast (away from the mound) of ARC_TP106 where compost was not observed. The approximate extent of potential mounds containing compost have been annotated on the exploratory hole plan in Appendix A. A topographic survey may help to identify potential mounds, and additional trial pits would be required to delineate the extent of the material.

Clay Cap

In areas where the clay cap was identified, it was typically described as a stiff, brown silty clay, found between 0.2 m and 0.8 m BGL.

Laboratory Testing

Geotechnical Testing

Representative bulk disturbed (B) and small disturbed (D) geotechnical samples were taken from suitable strata encountered during the excavation of each exploratory hole location. Samples were transported by courier to Professional Soils Laboratory Limited (PSL) for geotechnical analysis, in accordance with the Arcadis CQA Plan (Arcadis, 2025).

Geotechnical laboratory testing is being carried out on selected soil samples by PSL, at their UKAS accredited laboratory near Doncaster, South Yorkshire.

Table 2 below, details the total number of each type of test undertaken. At the time of writing, the geotechnical results have not yet been issued and therefore have not been reviewed by Arcadis.

Table 2: Geotechnical laboratory testing summary

Test	Test Method	No. of Tests
Natural Moisture Content	BS 1377:2022 Part 2:3	16
Atterberg Limits	BS 1377:2022 Part 2:4 & 5	14
Particle Size Distribution (by wet sieving)	BS 1377:2022 Part 2:9	9
Large Shear Box Test (Drained Shear Strength in Large Shear Box)	BS 1377:2022 Part 7:4	3

Geo-environmental Testing

At least one Environmental Soil (ES) sample was obtained from each exploratory hole location and transported by courier to ALS Laboratories Limited (ALS) for geo-environmental analysis, in accordance with the Arcadis CQA Plan (Arcadis, 2025).

Geo-environmental testing for chemical analysis was carried out by ALS at their laboratory in Deeside, in accordance with their UKAS/MCERTS accreditation.

Table 3 below, details the total number of each type of test undertaken on selected ES samples.

Table 3: Geo-environmental laboratory testing summary

Test	Test Method	No. of Tests
Asbestos	Asbestos ID*	13
Barium	ICP-OES	7
Beryllium	ICP-OES	7
Total Cyanide	SFA	7
Hexavalent Chromium	Spectrophotometric	7
PAH Speciated 16	GC-MS	7
BRE Special Digest SD1 Suite	Various methods	7
pH	Meter	7
Phenols Monohydric	HPLC	7
Total Sulphate	ICP-OES	7
Total Organic Carbon	IR	7
Toxic 9 Metals	ICP-OES	7
TPH CWG	GC-MS	4
Waste Acceptance Criteria (WAC) Complete Suite	Various methods	3
**Detailed gravimetric asbestos quantification was not undertaken as no positive asbestos ID identified*		

The geo-environmental chemical analysis results did not identify any exceedances when compared to the criteria outlined in the Generic Assessment Criteria (GAC) used for conservative screening (LQM S4UL - Public Open Space (POS) Park - 1% soil organic matter). No asbestos was identified in any of the trial pit locations.

However, one sample collected from the compost material at location ARC_TP107, at a depth of 1.0 m BGL (sample reference: ARC-TP107-ES2), recorded Total Petroleum Hydrocarbons (TPH) at 766 mg/kg and Polycyclic Aromatic Hydrocarbons (PAH) at 2.97 mg/kg. Additionally, the sample exhibited a loss on ignition of 48.4% and a total organic carbon content of 22.8%, likely attributable to the high organic content of the compost material.

In addition, a sample collected from location ARC_TP101, at a depth of 0.20 m BGL (sample reference: ARC-TP101-ES1) also exhibited elevated levels of TPH and PAH at 296 mg/kg and 17.5 mg/kg respectively. A sample collected from location ARC_TP112, at a depth of 0.50 m BGL (sample reference: ARC-TP112-ES1) also exhibited impacted levels of TPH and PAH at 216 mg/kg and 7.19 mg/kg respectively.

Key Considerations

Geotechnical Considerations

Results from the geotechnical testing will provide information on the soil characteristics across the Site, which in addition to the LWD data and the actual soil descriptions, will be used to indicate the foundation solutions for the solar arrays. It is considered unlikely that the Environment Agency will allow any piling (or other construction activity) that disturbs the engineered landfill cap (piles typically driven to depths of approximately 1.8 m BGL). Given that the depth to the clay cap was observed to be between 0.2 and 0.8 m BGL, surface mounted solutions may be required to avoid breaching the cap.

Results from the LWD *in situ* testing indicated an average Evd across the Site of 22.57, with a maximum value of 52.33 (ARC-TP106) and minimum of 4.37 (ARC_TP107). The Evd values obtained at each exploratory hole location are included on the exploratory hole location plan presented in Appendix A. The Evd values will be interpreted alongside the geotechnical laboratory testing data when available.

Compost material observed across the Site is likely unsuitable for foundation purposes due to its inherent instability and ongoing decomposition, which can lead to uneven settlement and low load-bearing capacity. This is supported by the low Evd value (4.37) obtained from the LWD testing at trial pit location ARC_TP107. Additionally, the chemical laboratory testing of compost samples indicated a high natural moisture content, which may further exacerbate instability and decomposition. Ground improvement techniques or removal may be required in these areas to accommodate foundations.

A full assessment of the foundation solutions cannot yet be made until Arcadis has reviewed the geotechnical laboratory data.

Geo-environmental Considerations

The geo-environmental considerations are as follows:

- Given the nature of the site development i.e. a solar farm, likely to be constructed on a surface mounted foundation solution, the geo-environmental risks are considered to be low as viable source-pathway-receptor linkages will not exist at the site, post construction.
- It is advised that construction and maintenance workers are informed of the associated risks and that mitigating controls and measures, such as personal protective equipment, are implemented. In particular, the presence of elevated TPH within the compost materials should be communicated within relevant Health and Safety documentation.
- Given the history of the site as a former landfill the Environment Agency must be informed of the development and may require detailed CQA procedures to be followed during the construction phase. It is not expected that surplus excavated materials will be generated from the site, if a surface mounted solution is deployed, however if surplus materials are excavated they must be managed in accordance with the Waste Framework Directive.

Appendix A

Exploratory Hole Location Plan with Associated Evd Values



Legend

- Capping Restoration Phase Outline
- Exploratory Hole Location
- Evd Value
- Indicative Extent of Compost Mounds

NOTES / DISCLAIMER

Basemap: Bing Aerial (obtained through QuickMapServices QGIS plugin), map data © 2025 Microsoft. All rights reserved.

All entities shown on this drawing are to be regarded as approximate and are indicative only. No measurements taken from this drawing should be used for the design of instrusive investigation works on site.

The landfill boundary shown is approximated and is based on a PDF site plan provided by the Client.

Compost locations are approximate based on field observations and are not definitive boundaries.

Site: Harewood Whin Landfill

Title: Exploratory Hole Location Plan with Evd Values

Interim Summary - Appendix A

Project: 30284479

Client:

CITY OF YORK COUNCIL

Drawn by: MB
Checked by: GF
Approved by: CR
Date: 14/08/2025

Scale at A3 Page Size: 1:3000
Drawing Number:
30284479-ARC-XX-XX-DR-ZZ-0011-01-Exploratory Plan with Evd

ARCADIS

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Arcadis Consulting (UK) Ltd
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EC3M 4BY

Appendix B

Preliminary Exploratory Hole Logs

ARCADIS Trial Pit Log

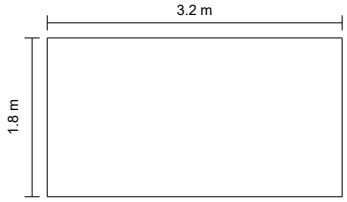
PRELIMINARY

ARC_TP101

Project	Project No.	Ground Level (mAOD)	Start Date	Scale
Harewood Whin Landfill	**30284479**	**20.43**	**16/07/2025**	**1:20**
Client	Easting (OS mE)	Northing (OS mN)	End Date	
City of York Council	**453745.15**	**451837.55**	**16/07/2025**	**Sheet 1 of 1**

SAMPLES	TESTS	STRATA					
Depth - Type	Type - Depth (m) - Result	Description	Legend	Strike	Depth (Thick)	Level	Install/ Backfill
		MADE GROUND: Grey very gravelly SAND with occasional cobbles. Gravel is fine to coarse angular to rounded of limestone, sandstone, various natural lithologies, plastic, brick and wood. Cobbles are rounded of sandstone.			(0.30)		
(ES1) 0.20	PID(1) 0.20m <1ppm						
		MADE GROUND: Stiff dark brown mottled blue silty slightly sandy slightly gravelly CLAY. Gravel is fine to coarse subrounded to rounded and includes various natural lithologies, limestone and sandstone. Occasionally orangish. Occasionally very silty.			0.30	20.13	
(B3) 0.50 (D4) 0.50 (ES2) 0.50	PID(2) 0.50m <1ppm				(1.00)		
	PID(3) 1.30m <1ppm				1.30	19.13	

PLAN DETAILS



Shoring / Support: None

Stability: Stable

Long Axis Orientation:

WATER OBSERVATIONS

Date/Time	Strike	Rest	Mins	Remarks

NO MONITORING INSTRUMENTS INSTALLED

Name	Type	m AGL

REMARKS

LWD Evd: 15.13

Unless otherwise stated:
Depth (m bgl), Diameter (mm), From/To (m bgl), Level (m AOD/ASD), Thickness (m), Time (hhmm), Height Above Ground Level (m AGL)

Equipment Used	Termination Depth	Logged By	Checked By
14T JCB X140	**1.30m**	**M Bell**	

ARCADIS Trial Pit Log

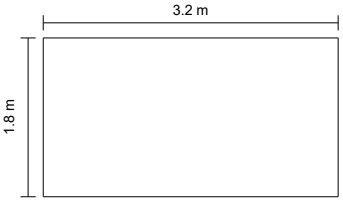
PRELIMINARY

ARC_TP102

Project	Project No.	Ground Level (mAOD)	Start Date	Scale
Harewood Whin Landfill	**30284479**	**23.73**	**16/07/2025**	**1:20**
Client	Easting (OS mE)	Northing (OS mN)	End Date	
City of York Council	**453771.05**	**451766.77**	**16/07/2025**	**Sheet 1 of 1**

SAMPLES	TESTS	STRATA					
Depth - Type	Type - Depth (m) - Result	Description	Legend	Strike	Depth (Thick)	Level	Install/ Backfill
		MADE GROUND: Black clayey SAND with frequent rootlets.			0.05	23.68	
		MADE GROUND: Soft dark brown to black loose fibrous organic material with strong organic odour. Contains decomposed plant material and frequent angular to subangular wood fragments.			(0.60)		
(ES1) 0.30	PID(1) 0.30m <1ppm						
		MADE GROUND: Stiff dark brown mottled blue silty slightly sandy slightly gravelly CLAY. Gravel is fine to coarse subrounded to rounded and includes various natural lithologies, limestone and sandstone. Occasionally orangish. Occasionally very silty.			0.65	23.08	
(ES2) 1.00-1.20	PID(2) 1.00m <1ppm				(1.15)		
(B3) 1.50 (D4) 1.50	PID(3) 1.50m <1ppm						
					1.80	21.93	

PLAN DETAILS



Shoring / Support: None

Stability: Stable

Long Axis Orientation:

WATER OBSERVATIONS

Date/Time	Strike	Rest	Mins	Remarks

NO MONITORING INSTRUMENTS INSTALLED

Name	Type	m AGL

REMARKS

LWD Evd: 10.38

Unless otherwise stated:
Depth (m bgl), Diameter (mm), From/To (m bgl), Level (m AOD/ASD), Thickness (m), Time (hhmm), Height Above Ground Level (m AGL)

Equipment Used	Termination Depth	Logged By	Checked By
14T JCB X140	**1.80m**	**M Bell**	

ARCADIS Trial Pit Log

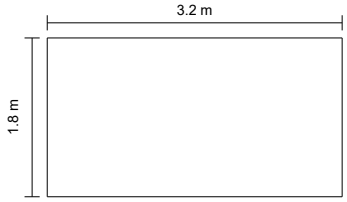
PRELIMINARY

ARC_TP103

Project	Project No.	Ground Level (mAOD)	Start Date	Scale
Harewood Whin Landfill	**30284479**	**23.55**	**16/07/2025**	**1:20**
Client	Easting (OS mE)	Northing (OS mN)	End Date	
City of York Council	**453781.92**	**451684.55**	**16/07/2025**	**Sheet 1 of 1**

SAMPLES	TESTS	STRATA					
Depth - Type	Type - Depth (m) - Result	Description	Legend	Strike	Depth (Thick)	Level	Install/ Backfill
		MADE GROUND: Black clayey SAND with frequent rootlets.			(0.20)		
(ES1) 0.20	PID(1) 0.20m <1ppm	MADE GROUND: Stiff yellowish dark brown mottled blue silty slightly sandy slightly gravelly CLAY with occasional cobbles. Gravel is fine to coarse subrounded to rounded and includes various natural lithologies, limestone and sandstone. Cobbles are subrounded to rounded of limestone and sandstone. Rare angular cobbles of brick noted.			0.20	23.35	
(B3) 0.50 (D4) 0.50 (ES2) 0.50	PID(2) 0.50m <1ppm				(1.00)		
	PID(3) 1.20m <1ppm				1.20	22.35	

PLAN DETAILS



Shoring / Support: None

Stability: Stable

Long Axis Orientation:

WATER OBSERVATIONS

Date/Time	Strike	Rest	Mins	Remarks

NO MONITORING INSTRUMENTS INSTALLED

Name	Type	m AGL

REMARKS

LWD Evd: 15.37

Unless otherwise stated:
Depth (m bgl), Diameter (mm), From/To (m bgl), Level (m AOD/ASD), Thickness (m), Time (hhmm), Height Above Ground Level (m AGL)

Equipment Used	Termination Depth	Logged By	Checked By
14T JCB X140	**1.20m**	**M Bell**	

ARCADIS Trial Pit Log

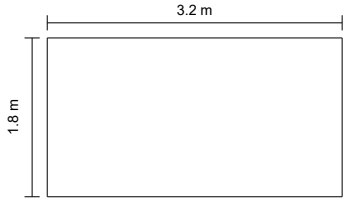
PRELIMINARY

ARC_TP104

Project	Project No.	Ground Level (mAOD)	Start Date	Scale
Harewood Whin Landfill	**30284479**	**23.69**	**16/07/2025**	**1:20**
Client	Easting (OS mE)	Northing (OS mN)	End Date	
City of York Council	**453874.62**	**451607.32**	**16/07/2025**	**Sheet 1 of 1**

SAMPLES	TESTS	STRATA					
Depth - Type	Type - Depth (m) - Result	Description	Legend	Strike	Depth (Thick)	Level	Install/ Backfill
		MADE GROUND: Black clayey SAND with frequent rootlets.			(0.10)		
	PID(1) 0.10m <1ppm	MADE GROUND: Soft brown slightly sandy slightly gravelly CLAY. Gravel is fine to coarse subrounded to rounded and includes various natural lithologies, limestone and sandstone.			0.10	23.59	
(B2) 0.50 (D3) 0.50 (ES1) 0.50	PID(2) 0.50m <1ppm				(0.70)		
		MADE GROUND: Stiff yellowish brown mottled blue silty slightly sandy slightly gravelly CLAY with occasional cobbles. Gravel is fine to coarse subrounded to rounded and includes various natural lithologies, limestone and sandstone. Cobbles are rounded of limestone.			0.80	22.89	
(B5) 1.00 (D6) 1.00 (ES4) 1.00	PID(3) 1.00m <1ppm				(0.80)		
	PID(4) 1.50m <1ppm				1.60	22.09	

PLAN DETAILS



Shoring / Support: None

Stability: Stable

Long Axis Orientation:

WATER OBSERVATIONS

Date/Time	Strike	Rest	Mins	Remarks

NO MONITORING INSTRUMENTS INSTALLED

Name	Type	m AGL

REMARKS

LWD Evd: 11.57

Unless otherwise stated:
Depth (m bgl), Diameter (mm), From/To (m bgl), Level (m AOD/ASD), Thickness (m), Time (hhmm), Height Above Ground Level (m AGL)

Equipment Used	Termination Depth	Logged By	Checked By
14T JCB X140	**1.60m**	**M Bell**	

ARCADIS Trial Pit Log

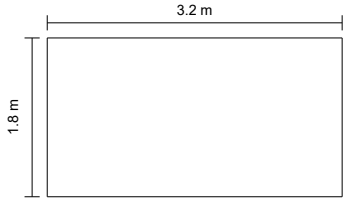
PRELIMINARY

ARC_TP105

Project	Project No.	Ground Level (mAOD)	Start Date	Scale
Harewood Whin Landfill	**30284479**	**27.53**	**15/07/2025**	**1:20**
Client	Easting (OS mE)	Northing (OS mN)	End Date	
City of York Council	**454243.65**	**451628.62**	**15/07/2025**	**Sheet 1 of 1**

SAMPLES	TESTS	STRATA					
Depth - Type	Type - Depth (m) - Result	Description	Legend	Strike	Depth (Thick)	Level	Install/ Backfill
		MADE GROUND: Brown gravelly SAND with frequent rootlets. Gravel is fine to coarse angular to subrounded and includes various natural lithologies, limestone and sandstone			(0.30)		
	PID(1) 0.20m <1ppm						
	PID(2) 0.30m <1ppm				0.30	27.23	
		MADE GROUND: Firm yellowish brown silty sandy slightly gravelly CLAY with occasional cobbles. G is fine to coarse subrounded to rounded and includes various natural lithologies, limestone and sandstone. Cobbles are rounded of limestone and sandstone. Occasionally very sandy			(1.00)		
(B2) 1.00 (D3) 1.00 (ES1) 1.00	PID(3) 1.00m <1ppm						
					1.30	26.23	

PLAN DETAILS



Shoring / Support: None

Stability: Stable

Long Axis Orientation:

WATER OBSERVATIONS

Date/Time	Strike	Rest	Mins	Remarks

NO MONITORING INSTRUMENTS INSTALLED

Name	Type	m AGL

REMARKS

LWD Evd: 35.6

Unless otherwise stated:
Depth (m bgl), Diameter (mm), From/To (m bgl), Level (m AOD/ASD), Thickness (m), Time (hhmm), Height Above Ground Level (m AGL)

Equipment Used	Termination Depth	Logged By	Checked By
14T JCB X140	**1.30m**	**M Bell**	

ARCADIS Trial Pit Log

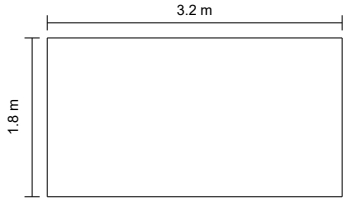
PRELIMINARY

ARC_TP106

Project	Project No.	Ground Level (mAOD)	Start Date	Scale
Harewood Whin Landfill	**30284479**	**33.07**	**15/07/2025**	**1:20**
Client	Easting (OS mE)	Northing (OS mN)	End Date	
City of York Council	**454116.06**	**451716.38**	**15/07/2025**	**Sheet 1 of 1**

SAMPLES	TESTS	STRATA					
Depth - Type	Type - Depth (m) - Result	Description	Legend	Strike	Depth (Thick)	Level	Install/ Backfill
	PID(1) 0.10m <1ppm	MADE GROUND: Brown very gravelly SAND with occasional rootlets. Gravel is fine to coarse angular to subrounded and includes wood, various natural lithologies, limestone and sandstone.			(0.12) 0.12	32.95	
	PID(2) 0.20m <1ppm	MADE GROUND: Soft to firm brown very sandy slightly gravelly CLAY w/occasional cobbles. G is fine to coarse subrounded to rounded and includes various natural lithologies, limestone and sandstone. Cobbles are rounded of limestone and sandstone			(0.33) 0.45	32.62	
(B2) 0.50 (D3) 0.50 (ES1) 0.50	PID(3) 0.50m <1ppm	MADE GROUND: Firm dark bluish brown slightly gravelly CLAY with occasional cobbles. Gravel is fine to coarse subrounded to rounded and includes brick, wood, various natural lithologies, limestone and sandstone. Cobbles are rounded of limestone and sandstone and angular of brick (rare) and wood. Mild organic odour noted			(0.40) 0.85	32.22	
	PID(4) 0.90m <1ppm	MADE GROUND: Soft dark brown to black loose fibrous organic material with strong organic odour. Contains decomposed plant material and frequent angular to subangular wood fragments.			(0.65) 1.50	31.57	
	PID(5) 1.50m <1ppm						

PLAN DETAILS



Shoring / Support: None

Stability: Stable

Long Axis Orientation:

WATER OBSERVATIONS

Date/Time	Strike	Rest	Mins	Remarks

NO MONITORING INSTRUMENTS INSTALLED

Name	Type	m AGL

REMARKS

LWD Evd: 52.33

Unless otherwise stated:
Depth (m bgl), Diameter (mm), From/To (m bgl), Level (m AOD/ASD), Thickness (m), Time (hhmm), Height Above Ground Level (m AGL)

Equipment Used	Termination Depth	Logged By	Checked By
14T JCB X140	**1.50m**	**M Bell**	

ARCADIS Trial Pit Log

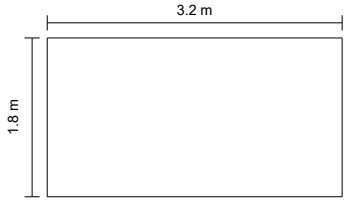
PRELIMINARY

ARC_TP107

Project	Project No.	Ground Level (mAOD)	Start Date	Scale
Harewood Whin Landfill	**30284479**	**31.84**	**15/07/2025**	**1:20**
Client	Easting (OS mE)	Northing (OS mN)	End Date	
City of York Council	**454074.60**	**451831.04**	**16/07/2025**	**Sheet 1 of 1**

SAMPLES	TESTS	STRATA					
Depth - Type	Type - Depth (m) - Result	Description	Legend	Strike	Depth (Thick)	Level	Install/ Backfill
		MADE GROUND: Dark brown clayey SAND with frequent rootlets.			(0.10)		
	PID(1) 0.10m <1ppm				0.10	31.74	
	PID(2) 0.20m <1ppm	MADE GROUND: Brown slightly gravelly SAND with frequent rootlets. Gravel is fine to coarse subrounded to rounded and includes limestone, various natural lithologies and sandstone. Frequent angular to subangular wood fragments noted.					
(ES1) 0.30					(0.40)		
	PID(3) 0.50m <1ppm				0.50	31.34	
		MADE GROUND: Soft dark brown to black loose fibrous organic material with strong organic odour. Contains decomposed plant material and frequent angular to subangular wood fragments. Rare cobble-sized ceramic and plastic sheet recovered					
(B3) 1.00 (D4) 1.00 (ES2) 1.00	PID(4) 1.00m <1ppm						
					(1.50)		
	PID(5) 2.00m <1ppm				2.00	29.84	

PLAN DETAILS



Shoring / Support: None

Stability: Stable

Long Axis Orientation:

WATER OBSERVATIONS

Date/Time	Strike	Rest	Mins	Remarks

NO MONITORING INSTRUMENTS INSTALLED

Name	Type	m AGL

REMARKS

LWD Evd: 4.37

Unless otherwise stated:
Depth (m bgl), Diameter (mm), From/To (m bgl), Level (m AOD/ASD), Thickness (m), Time (hhmm), Height Above Ground Level (m AGL)

Equipment Used	Termination Depth	Logged By	Checked By
14T JCB X140	**2.00m**	**M Bell**	

ARCADIS Trial Pit Log

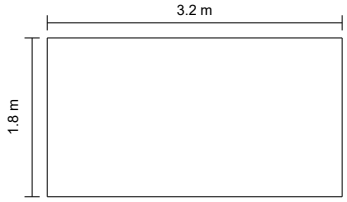
PRELIMINARY

ARC_TP108

Project	Project No.	Ground Level (mAOD)	Start Date	Scale
Harewood Whin Landfill	**30284479**	**19.86**	**15/07/2025**	**1:20**
Client	Easting (OS mE)	Northing (OS mN)	End Date	
City of York Council	**454206.36**	**451979.96**	**15/07/2025**	**Sheet 1 of 1**

SAMPLES	TESTS	STRATA					
Depth - Type	Type - Depth (m) - Result	Description	Legend	Strike	Depth (Thick)	Level	Install/ Backfill
	PID(1) 0.10m <1ppm	MADE GROUND: Brown slightly clayey SAND with frequent rootlets.			(0.10) 0.10	19.76	
(B2) 0.30 (D3) 0.30 (ES1) 0.30	PID(2) 0.30m <1ppm	MADE GROUND: Dark brown clayey gravelly SAND. Gravel is fine to coarse subrounded and includes various natural lithologies and limestone.			(0.40)		
	PID(3) 0.50m <1ppm	MADE GROUND: Firm to stiff yellowish brown mottled blue silty slightly sandy slightly gravelly CLAY. Gravel is fine to coarse subrounded to rounded and includes various natural lithologies, limestone and sandstone. Rare cobble-sized plastic sheet noted.			0.50	19.36	
(B5) 1.00 (D6) 1.00 (ES4) 1.00					(1.00)		
	PID(4) 1.50m <1ppm				1.50	18.36	

PLAN DETAILS



Shoring / Support: None

Stability: Stable

Long Axis Orientation:

WATER OBSERVATIONS

Date/Time	Strike	Rest	Mins	Remarks

NO MONITORING INSTRUMENTS INSTALLED

Name	Type	m AGL

REMARKS

LWD Evd: 15.76

Unless otherwise stated:
Depth (m bgl), Diameter (mm), From/To (m bgl), Level (m AOD/ASD), Thickness (m), Time (hhmm), Height Above Ground Level (m AGL)

Equipment Used	Termination Depth	Logged By	Checked By
14T JCB X140	**1.50m**	**M Bell**	

ARCADIS Trial Pit Log

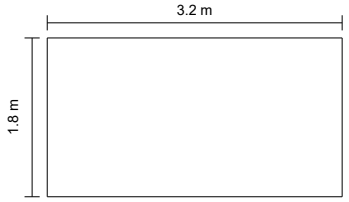
PRELIMINARY

ARC_TP109

Project	Project No.	Ground Level (mAOD)	Start Date	Scale
Harewood Whin Landfill	**30284479**	**22.48**	**15/07/2025**	**1:20**
Client	Easting (OS mE)	Northing (OS mN)	End Date	
City of York Council	**454107.96**	**452218.13**	**15/07/2025**	**Sheet 1 of 1**

SAMPLES	TESTS	STRATA					
Depth - Type	Type - Depth (m) - Result	Description	Legend	Strike	Depth (Thick)	Level	Install/ Backfill
	PID(1) 0.10m <1ppm	MADE GROUND: Brown slightly gravelly SAND with frequent rootlets. Gravel is fine to coarse angular to subrounded and includes various natural lithologies, limestone and sandstone.			(0.10) 0.10	22.38	
	PID(2) 0.20m <1ppm	MADE GROUND: Stiff bluish brown silty very sandy slightly gravelly CLAY with occasional cobbles. Gravel is fine to coarse subrounded to rounded of various natural lithologies and limestone. Cobbles are rounded of limestone.			(0.30) 0.40	22.08	
(B2) 0.30 (D3) 0.30 (ES1) 0.30							
	PID(3) 0.50m <1ppm	MADE GROUND: Firm to stiff yellowish brown mottled blue silty slightly sandy slightly gravelly CLAY. Gravel is fine to coarse subrounded to rounded and includes various natural lithologies, limestone, sandstone and rare angular brick.			(1.20)		
(B1) 1.00 (D6) 1.00 (ES4) 1.00							
	PID(4) 1.50m <1ppm				1.60	20.88	

PLAN DETAILS



Shoring / Support: None

Stability: Stable

Long Axis Orientation:

WATER OBSERVATIONS

Date/Time	Strike	Rest	Mins	Remarks

NO MONITORING INSTRUMENTS INSTALLED

Name	Type	m AGL

REMARKS

LWD Evd: 23.71

Unless otherwise stated:
Depth (m bgl), Diameter (mm), From/To (m bgl), Level (m AOD/ASD), Thickness (m), Time (hhmm), Height Above Ground Level (m AGL)

Equipment Used	Termination Depth	Logged By	Checked By
14T JCB X140	**1.60m**	**M Bell**	

ARCADIS Trial Pit Log

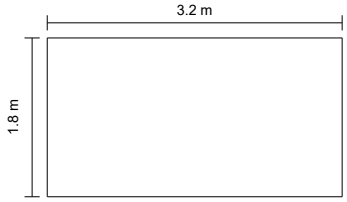
PRELIMINARY

ARC_TP110

Project	Project No.	Ground Level (mAOD)	Start Date	Scale
Harewood Whin Landfill	**30284479**	**27.80**	**16/07/2025**	**1:20**
Client	Easting (OS mE)	Northing (OS mN)	End Date	
City of York Council	**453939.23**	**452127.13**	**16/07/2025**	**Sheet 1 of 1**

SAMPLES	TESTS	STRATA					
Depth - Type	Type - Depth (m) - Result	Description	Legend	Strike	Depth (Thick)	Level	Install/ Backfill
	PID(1) 0.05m <1ppm	MADE GROUND: Dark brown clayey SAND with frequent rootlets.			0.05	27.75	
	PID(2) 0.20m <1ppm	MADE GROUND: Brown clayey very gravelly SAND with occasional cobbles. Gravel is fine to coarse subangular to rounded and includes various natural lithologies, limestone and sandstone. Cobbles are subrounded to rounded of limestone and sandstone.			(0.55)		
(B2) 0.50 (D3) 0.50 (ES1) 0.50					0.60	27.20	
	PID(3) 1.00m <1ppm	MADE GROUND: Stiff to very stiff dark brown silty slightly sandy slightly gravelly CLAY with occasional cobbles. Gravel is fin to coarse subrounded to rounded and includes various natural lithologies, limestone and sandstone. Cobbles are rounded of limestone. Occasionally mottled blue. Occasionally very silty.			(1.20)		
(B5) 1.50 (D6) 1.50 (ES4) 1.50	PID(4) 1.50m <1ppm				1.80	26.00	

PLAN DETAILS



Shoring / Support: None

Stability: Stable

Long Axis Orientation:

WATER OBSERVATIONS

Date/Time	Strike	Rest	Mins	Remarks

NO MONITORING INSTRUMENTS INSTALLED

Name	Type	m AGL

REMARKS

LWD Evd: 30.95

Unless otherwise stated:
Depth (m bgl), Diameter (mm), From/To (m bgl), Level (m AOD/ASD), Thickness (m), Time (hhmm), Height Above Ground Level (m AGL)

Equipment Used	Termination Depth	Logged By	Checked By
14T JCB X140	**1.80m**	**M Bell**	

ARCADIS Trial Pit Log

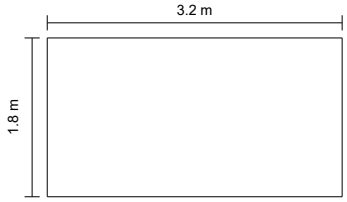
PRELIMINARY

ARC_TP111

Project	Project No.	Ground Level (mAOD)	Start Date	Scale
Harewood Whin Landfill	**30284479**	**33.97**	**16/07/2025**	**1:20**
Client	Easting (OS mE)	Northing (OS mN)	End Date	
City of York Council	**454040.54**	**452005.16**	**16/07/2025**	**Sheet 1 of 1**

SAMPLES	TESTS	STRATA					
Depth - Type	Type - Depth (m) - Result	Description	Legend	Strike	Depth (Thick)	Level	Install/ Backfill
	PID(1) 0.05m <1ppm	MADE GROUND: Dark brown clayey SAND with frequent rootlets.			0.05	33.92	
		MADE GROUND: Firm light brown sandy slightly gravelly CLAY. Gravel is fine to coarse subangular to rounded and includes various natural lithologies, limestone and sandstone.			(0.30)		
(ES1) 0.25	PID(2) 0.25m <1ppm				0.35	33.62	
		MADE GROUND: Soft to firm bluish dark brown very silty sandy slightly gravelly CLAY with occasional cobbles. Gravel is fine to coarse subrounded to rounded of various natural lithologies, sandstone and limestone. Cobbles are rounded of limestone. Occasional very sandy pockets noted.					
	PID(3) 0.50m <1ppm						
	PID(4) 1.00m <1ppm				(1.25)		
(B3) 1.50 (D4) 1.50 (ES2) 1.50	PID(5) 1.50m <1ppm				1.60	32.37	

PLAN DETAILS



Shoring / Support: None

Stability: Stable

Long Axis Orientation:

WATER OBSERVATIONS

Date/Time	Strike	Rest	Mins	Remarks

NO MONITORING INSTRUMENTS INSTALLED

Name	Type	m AGL

REMARKS

LWD Evd: 17.32

Unless otherwise stated:
Depth (m bgl), Diameter (mm), From/To (m bgl), Level (m AOD/ASD), Thickness (m), Time (hhmm), Height Above Ground Level (m AGL)

Equipment Used	Termination Depth	Logged By	Checked By
14T JCB X140	**1.60m**	**M Bell**	

ARCADIS Trial Pit Log

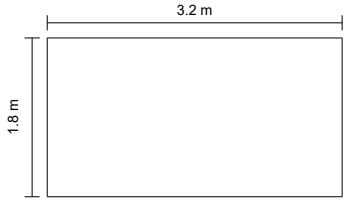
PRELIMINARY

ARC_TP112

Project	Project No.	Ground Level (mAOD)	Start Date	Scale
Harewood Whin Landfill	**30284479**	**26.98**	**15/07/2025**	**1:20**
Client	Easting (OS mE)	Northing (OS mN)	End Date	
City of York Council	**453955.85**	**451887.93**	**15/07/2025**	**Sheet 1 of 1**

SAMPLES	TESTS	STRATA					
Depth - Type	Type - Depth (m) - Result	Description	Legend	Strike	Depth (Thick)	Level	Install/ Backfill
	PID(1) 0.05m <1ppm	MADE GROUND: Brown slightly gravelly SAND with frequent rootlets. Gravel is fine to coarse angular to subrounded and includes various natural lithologies, limestone and sandstone.			0.05	26.93	
	PID(2) 0.20m <1ppm	MADE GROUND: Brown slightly clayey very sandy GRAVEL with occasional cobbles. Gravel is fine to coarse angular to rounded and includes sandstone, limestone, brick, various natural lithologies, plastic, ceramic, textile, glass and wood. Cobbles are angular to subrounded of ceramic, wood, brick and sandstone.			(0.90)		
(B2) 0.50 (D3) 0.50 (ES1) 0.50							
	PID(3) 0.95m <1ppm				0.95	26.03	

PLAN DETAILS



Shoring / Support: None

Stability: Stable

Long Axis Orientation:

WATER OBSERVATIONS

Date/Time	Strike	Rest	Mins	Remarks

NO MONITORING INSTRUMENTS INSTALLED

Name	Type	m AGL

REMARKS

Terminated at 0.95m BGL due to presence of liner material. LWD Evd: 38.46

Unless otherwise stated:
Depth (m bgl), Diameter (mm), From/To (m bgl), Level (m AOD/ASD), Thickness (m), Time (hhmm), Height Above Ground Level (m AGL)

Equipment Used	Termination Depth	Logged By	Checked By
14T JCB X140	**0.95m**	**M Bell**	

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City of York Council

Equalities Impact Assessment

Who is submitting the proposal?

Directorate:	City Development
Service Area:	Strategy, Carbon Reduction
Name of the proposal :	Harewood Whin Green Energy Park
Lead officer:	Claire Foale Chief Strategy Officer
Date assessment completed:	25/6/25

Names of those who contributed to the assessment :			
Name	**Job title**	**Organisation**	**Area of expertise**
Shaun Gibbons	**Head of Carbon Reduction**	**CYC**	**Climate Change**
Laura Swiszczowski	**Head of Equality, Diversity & Inclusion**	**CYC**	**Equality, Diversity & Inclusion**
David Smith	**Access Officer**	**CYC**	**Disability Access**

Step 1 – Aims and intended outcomes

1.1	**What is the purpose of the proposal?** Please explain your proposal in Plain English avoiding acronyms and jargon.
	The Harewood Whin Green Energy Park is a project to deliver green energy from the council owned former landfill site in York. The project is in business case stage at present. This assessment relates solely to the process of completing a full business case. It does not relate to the period of site construction/capital works that would follow an approved business case. There are some requirements to visit site during the business case stage, but they are minimal.

1.2	**Are there any external considerations?** (Legislation/government directive/codes of practice etc.)
	*The Equality Act 2010 and Public Sector Equality Duty (PSED) which was extended to address age, disability, gender reassignment, race, religion or belief, sex, sexual orientation, *marriage and civil partnership and pregnancy and maternity. These groups are often called "protected characteristics" (PC's)*

1.3	**Who are the stakeholders and what are their interests?**
	Local Residents – Interested in the use of the site *City of York Council – Interested in utilising the site* *Yorwaste – Interested in efficient operation of the site* *York & North Yorkshire Combined Authority – Interested in obtaining environmental benefits for their funding investment*

1.4	**What results/outcomes do we want to achieve and for whom?** This section should explain what outcomes you want to achieve for service users, staff and/or the wider community. Demonstrate how the proposal links to the Council Plan (2019- 2023) and other corporate strategies and plans.
	1) We want to ensure safe access for all groups who need to attend the site during the business case stage.

Step 2 – Gathering the information and feedback

2.1	**What sources of data, evidence and consultation feedback do we have to help us understand the impact of the proposal on equality rights and human rights?** Please consider a range of sources, including: consultation exercises, surveys, feedback from staff, stakeholders, participants, research reports, the views of equality groups, as well your own experience of working in this area etc.

Source of data/supporting evidence	**Reason for using**
General Equalities Guidance	To understand the key areas of focus for the assessment/resources available within CYC to support it.
Disability Access Guidance	To understand the specific adjustments that may be required
Individuals Site Access requirements	Approached the individuals attending site in advance to understand if they have any access requirements

Step 3 – Gaps in data and knowledge

3.1	What are the main gaps in information and understanding of the impact of your proposal? Please indicate how any gaps will be dealt with.
Gaps in data or knowledge	**Action to deal with this**

Step 4 – Analysing the impacts or effects.

4.1	Please consider what the evidence tells you about the likely impact (positive or negative) on people sharing a protected characteristic, i.e. how significant could the impacts be if we did not make any adjustments? Remember the duty is also positive – so please identify where the proposal offers opportunities to promote equality and/or foster good relations.		
Equality Groups and Human Rights.	**Key Findings/Impacts**	**Positive (+) Negative (-) Neutral (0)**	**High (H) Medium (M) Low (L)**
Age	**None**	**0**	**L**
Disability	**Under constant review. So far no confirmations of adjustments required through site visits. This might change in future, should other people attend site. Making required adjustments will have a high impact as it will ensure access to site areas that give the persons**	**+**	**H**

	requiring the adjustment equal access to others on the project, ensuring better project outcomes.		
Gender	**None**	**0**	**L**
Gender Reassignment	**None**	**0**	**L**
Marriage and civil partnership	**None**	**0**	**L**
Pregnancy and maternity	**None**	**0**	**L**
Race	**None**	**0**	**L**
Religion and belief	**None**	**0**	**L**
Sexual orientation	**None**	**0**	**L**
Other Socio-economic groups including :	**Could other socio-economic groups be affected e.g. carers, ex-offenders, low incomes?**		
Carer	**No**	**0**	**L**
Low income groups	**No**	**0**	**L**
Veterans, Armed Forces Community	**No**	**0**	**L**
Other	**No**	**0**	**L**

Impact on human rights:			
List any human rights impacted.	**None**	**0**	**L**

Use the following guidance to inform your responses:

Indicate:

- Where you think that the proposal could have a POSITIVE impact on any of the equality groups like promoting equality and equal opportunities or improving relations within equality groups
- Where you think that the proposal could have a NEGATIVE impact on any of the equality groups, i.e. it could disadvantage them
- Where you think that this proposal has a NEUTRAL effect on any of the equality groups listed below i.e. it has no effect currently on equality groups.

It is important to remember that a proposal may be highly relevant to one aspect of equality and not relevant to another.

High impact (The proposal or process is very equality relevant)	There is significant potential for or evidence of adverse impact The proposal is institution wide or public facing The proposal has consequences for or affects significant numbers of people The proposal has the potential to make a significant contribution to promoting equality and the exercise of human rights.
Medium impact (The proposal or process is somewhat equality relevant)	There is some evidence to suggest potential for or evidence of adverse impact The proposal is institution wide or across services, but mainly internal The proposal has consequences for or affects some people The proposal has the potential to make a contribution to promoting equality and the exercise of human rights
Low impact (The proposal or process might be equality relevant)	There is little evidence to suggest that the proposal could result in adverse impact The proposal operates in a limited way The proposal has consequences for or affects few people The proposal may have the potential to contribute to promoting equality and the exercise of human rights

Step 5 - Mitigating adverse impacts and maximising positive impacts

5.1	**Based on your findings, explain ways you plan to mitigate any unlawful prohibited conduct or unwanted adverse impact. Where positive impacts have been identified, what is been done to optimise opportunities to advance equality or foster good relations?**
Disability – Will request individually any adjustments needed for site visits. Individual action plans will be produced if adjustments are needed and agreed with both the individual and the site operator Yorwaste. The Project Manager will check prior to site visits that the agreed adjustment have been made and are ready and that align with the wishes of the individual. When arriving on site, during and post the site visit the Project Manager will discretely check with the individual that the relevant adjustment is as expected and is/was effective for them.	

Step 6 – Recommendations and conclusions of the assessment

6.1	**Having considered the potential or actual impacts you should be in a position to make an informed judgement on what should be done. In all cases, document your reasoning that justifies your decision. There are four main options you can take:**
- **No major change to the proposal** – the EIA demonstrates the proposal is robust. There is no potential for unlawful discrimination or adverse impact and you have taken all opportunities to advance equality and foster good relations, subject to continuing monitor and review.	

- **Adjust the proposal –** the EIA identifies potential problems or missed opportunities. This involves taking steps to remove any barriers, to better advance quality or to foster good relations.

- **Continue with the proposal** (despite the potential for adverse impact) – you should clearly set out the justifications for doing this and how you believe the decision is compatible with our obligations under the duty

- **Stop and remove the proposal –** if there are adverse effects that are not justified and cannot be mitigated, you should consider stopping the proposal altogether. If a proposal leads to unlawful discrimination it should be removed or changed.

Important: If there are any adverse impacts you cannot mitigate, please provide a compelling reason in the justification column.

Option selected	**Conclusions/justification**
No major change to the proposal	The amount of visits to site are very limited. This enables the opportunity for individual by individual understanding of prior needs and to ensure agreed adjustments are delivered.

Step 7 – Summary of agreed actions resulting from the assessment

7.1	What action, by whom, will be undertaken as a result of the impact assessment.		
Impact/issue	**Action to be taken**	**Person responsible**	**Timescale**

Step 8 - Monitor, review and improve

8. 1	**How will the impact of your proposal be monitored and improved upon going forward?** Consider how will you identify the impact of activities on protected characteristics and other marginalised groups going forward? How will any learning and enhancements be capitalised on and embedded?
	By checking with each individual who attends site before, during and after.

Meeting:	Executive
Meeting date:	2nd September 2025
Report of:	Garry Taylor, Director of City Development
Portfolio of:	Cllr M Pavlovic, Executive Member for Housing, Planning and Safer Neighbourhoods

Decision Report: Murton Neighbourhood Plan – Referendum outcome and 'making' the Plan

Subject of Report

1. The Parish Council of Murton have produced a Neighbourhood Plan for their area. This plan sets out their planning policies and has been subject to an Independent Examination.

2. This report presents the outcomes of the referendum into the Murton Neighbourhood Plan and asks Members to formally 'make' the Murton Neighbourhood Plan. It should be noted that the declared positive result from the referendum means that the Neighbourhood Plan came into legal force with immediate effect and has become part of the statutory Development Plan for York. The 'making' of the Neighbourhood Plan at this stage is considered to be a procedural formality.

Benefits and Challenges

3. The Murton Neighbourhood Plan has been prepared by the Parish Council of Murton and includes locally specific planning policies on issues important to the Parish. The Parish Council have worked collaboratively with the Council during the preparation to ensure it has been prepared in conformity with the Development Plan for the authority. This plan was prepared in advance of adoption of York's Local Plan. However, all advice to the Parish Council has been based on the emerging Local Plan, including proposed modifications and the Examiner has taken this into account in their conclusions.

4. Following the referendum, the Murton Neighbourhood Plan has full weight as more than 50% of the votes cast were in favour of it. This plan will form part of the statutory development plan for the authority's area, together with the adopted Local Plan[1], other made neighbourhood plans, and the Joint Minerals and Waste Plan (2022[2]).

Policy Basis for Decision

5. The Localism Act 2011 introduced new powers for community groups to prepare neighbourhood plans for their local areas. The Neighbourhood Planning (General) Regulations 2012 (as amended) ("the Regulations") sets out the specific requirements for preparing the Neighbourhood Plan and bringing this into force as part of a development plan for the authority.

6. The Regulations place a statutory duty on planning authorities to assist communities in the preparation of Neighbourhood Plans and to take plans through a process of examination and referendum. They also require decisions at key stages in the process within set time limits.

7. Following receipt of the Inspector's report, the Council made a decision at its Executive meeting on 22nd April 2025 to endorse the Examiners Report, publish a Decision Statement to that effect and proceed to a referendum on the Neighbourhood Plan. Consequently, the referendum took place on 10th July 2025.

8. In line with the Regulations, the Neighbourhood Plan came into legal force upon completion of the referendum as more than 50% of the referendum votes were in favour of the Neighbourhood Plan. Consequently, the plan became part of the Development Plan for York at that stage. This purpose of this report is to 'make' the Neighbourhood Plan (formally decide that it will continue to be in legal force) pursuant to the requirements of section 38(A) of the Planning and Compulsory Purchase Act 1984.

Financial Strategy Implications

9. The responsibility, and therefore the costs, of the examination and referendum stages of the Neighbourhood Plan production lie with the City of York Council. Table 1 below sets out a breakdown of

[1] Adopted on 27 February 2025
[2] Jointly prepared with North Yorkshire and North York Moors and adopted on 27th April 2022.

the non-staffing costs of producing the Murton Neighbourhood Plan to date and also sets out the estimated costs associated with the examination and referendum.

Table 1

Stage	Cost
Designation consultation	£500 (estimate)
Submission consultation	£500 (estimate)
NP grant to Parish Council	£3,000
Examination	£2,558.70
Referendum	£2,432.45 (estimate)
Total	**£8,991 (estimate)**

10. Murton Parish Council was provided with a £3k grant from the Council to support the development of the neighbourhood plan to Submission.

11. Communities with Neighbourhood Plans in place can also benefit financially should York adopt a Community Infrastructure Levy (CIL). They can benefit from 25% of the revenues from the CIL arising from the development that takes place in their area. At the Council's Executive meeting on 26th January 2023, the Council made the decision to formally consult on the draft CIL Charging Schedule and associated Instalment Plan. In line with the CIL Regulations 2010 (as amended 2019), the CIL draft Charging Schedule was submitted for independent examination on 18 July 2025. The examination hearing is anticipated to take place in late summer 2025 and the CIL Charging Schedule is likely to be adopted by the end of the year.

Recommendation and Reasons

12. Executive is asked to

i) Note the results of the referendum that the Murton Neighbourhood Plan now forms part of the City's Statutory Development Plan.

ii) Agree that, in accordance with the statutory requirements the Murton Neighbourhood Plan is formally 'made'.

iii) To approve the Decision Statement attached at Annex B to be published in accordance with the statutory requirements.

Reasons: To allow the Neighbourhood Plan to progress in line with neighbourhood planning legislation.

Background

13. The Localism Act 2011 introduced new powers for community groups to prepare neighbourhood plans for their local areas. The Council has a statutory duty to assist communities in the preparation of Neighbourhood Plans and to take plans through a process of examination and referendum

14. The Murton Neighbourhood Plan has been prepared by Murton Parish Council, with on-going engagement with the local community and City of York Council. The Plan has been through the following stages of preparation:

- Area to be covered by Neighbourhood Plan submitted to City of York Council (14 February 2014);
- Consultation on Neighbourhood Plan area (17 March – 28 April 2014);
- Designation as a Neighbourhood Area (23 July 2015);
- Pre-Submission consultation Regulation 14 (6 April 2021 to 18 May 2021);
- Submission of Neighbourhood Plan to City of York Council (16 October 2024);
- Submission Consultation – Regulation 16 (6 November 2024 – 10 January 2025).
- Examination commenced 13th January 2025;
- Examiners Report received 1st April 2025.

15. The Independent Examiner's report concluded that subject to a number of modifications, the Neighbourhood Plan should proceed to referendum.

16. Members considered the Examiner's report at Local Plan Working Group on 15th April 2025 and Executive on 22nd April 2025 and agreed that the Plan should proceed to referendum (as modified to accord with the agreed recommendations of the Examiner and an additional modification by the Local Planning Authority).

17. A referendum was held on Thursday 10th July 2025, which was organised by the City of York Council. As per the Examiner's recommendations, the referendum area is the neighbourhood area, which in this case represented the Parish of Murton.

Residents eligible to vote were asked to answer 'yes' or 'no' to the following question as set out in the Regulations:

"Do you want City of York Council to use the Neighbourhood Plan for Murton to help it decide planning applications in the neighbourhood area?"

18. The Declaration of Results of Poll contained at Annex A to this report confirms that 83 ballot papers were issued in the referendum, out of a potential 509 on the electoral roll (16.31% turnout). The results on whether to accept the Murton Neighbourhood Plan were:

- YES = 74 (89.16%)
- NO = 9 (10.84%)

18. The Regulations require that where over 50% of those voting in the referendum, vote in favour of the Neighbourhood Plan, then the Council is legally obliged to 'make' the plan (i.e. formally adopt it as part of the statutory Development Plan) within 8 weeks, which in this case is 4 September 2025.

19. The Regulations also provide that a Neighbourhood Plan becomes part of the statutory development plan immediately after it is approved through referendum, regardless of whether it is 'made' by the Council or not. Given the referendum result the Murton Neighbourhood Plan is now part of the statutory development plan for the City of York. Its policies will therefore be used in determining planning applications that are located within the defined Neighbourhood Area.

Consultation Analysis

20. As set out in paragraph 14, the Neighbourhood Plan has been through several stages of consultation, in accordance with the relevant regulations. This has provided interested stakeholders with the opportunity to comment on the Plan.

21. A Consultation Statement accompanied the submission version of the Neighbourhood Plan and sets out the consultation undertaken. All the consultation undertaken by City of York Council has been carried out in accordance with the Council's Statement of Community Involvement.

22. In accordance with the statutory requirements, publicity was carried out in advance of the referendum and the specified documents were made available on the Council's website, at West

Offices reception, York Explore Library and Dunnington Library, Tang Hall Explore and the Mobile Library. They were also provided to view at St James's Church, Murton Way, Murton.

Options Analysis and Evidential Basis

23. Section 38A(4)(b) of the Planning and Compulsory Purchase Act 2004 requires that a Local Planning Authority must make a neighbourhood plan if more than half of those voting have voted in favour of the plan. The plan must be 'formally' made within 8 weeks of the referendum.

24. There are only limited circumstances where the local planning authority is not required to make the neighbourhood plan. These are where it considers that the making of the plan would breach, or otherwise be incompatible with, any retained EU obligations or any of the Convention rights (within the meaning of the Human Rights Act 1998), in which case the neighbourhood plan would cease to form part of the Development Plan. There is nothing to suggest that this is the case with regard to the Murton Neighbourhood Plan and there have been opportunities for these issues to be considered throughout the process during Examination of the Plan. Therefore, if the Council does not 'make' the Plan, it will not fulfil its statutory obligations and will be vulnerable to legal challenge.

Organisational Impact and Implications

25. **Financial**: The examination and referendum will be funded by City of York Council. A claim by the City of York Council will be able to be made to government for a grant of £20,000 at the point the City of York Council issues a decision statement (as set out under Regulation 25 of the Neighbourhood Planning (General) Regulations 2012) detailing its intention to send the plan to referendum. The government grant of £20,000 can be put towards the costs of the City of York Council's involvement in preparing the Plan (including the costs of the Examination and referendum). Any shortfall will need to be accommodated within existing resource.

26. **Human Resources (HR):** There are no HR implications contained within this report.

27. **Legal**: The Legal implications are set out within the body of this report. The Council is legally obliged to 'make' the Murton Neighbourhood Plan (confirm its status as part of the statutory development plan) within eight weeks of the date on which the

referendum has been held if the majority of those voting in the local referendum have voted in favour of the Plan, unless it considers that the making of the Plan would breach or otherwise be incompatible with any retained EU obligation or any of the Convention rights within the meaning of the Human Rights Act 1998. In the very limited circumstances where the Council decides not to 'make' a neighbourhood plan, it would cease to be part of the statutory development plan for the area.

28. It is not considered that there are any circumstances which would justify the Council not making the Murton Neighbourhood Plan.

29. If the Council fails to 'make' the Neighbourhood Plan, then it would be in breach of its statutory obligations and it would be exposed to legal challenge.

30. A legal challenge could be made against the decision to 'make' the Murton Neighbourhood Plan. The risk of any successful legal challenge has been minimised by the thorough and robust way in which it has been prepared and tested.

31. **Procurement**: Should any outcomes from this report require procurement, all works and/or services must be procured via a compliant, open, transparent, and fair process in accordance with the council's Contract Procedure Rules and where applicable, the Procurement Act 2023. Further advice regarding the procurement process and development of procurement strategies must be sought from the Commercial Procurement team.

32. **Health and Wellbeing:** Public Health endorses the proposal to accept the examiners recommendations, and the plan now proceeds to local referendum. Public Health supports the inclusion of well-designed, sustainable developments which meets the needs of local residents, and accessible green infrastructure and more emphasis on these points could be made within the plan. Public Health along with planning colleagues are developing a Healthy Places Supplementary Planning Document which will challenge developers to: prioritise Healthy Homes and affordability; active travel and accessibility; healthy environments and vibrant neighbourhoods. The use of the Rapid Planning for Health checklist and the Health Impact Assessment is recommended to be used for any development proposals made within Murton.

33. **Environment and Climate action**: Neighbourhood Planning help shape and develop a sense of place. The environment is a key consideration in this process.

    Policies contained within the Murton Neighbourhood Plan support the objectives of the Climate Change Strategy. In particular,

polices ENV1 and ENV2 promote biodiversity and enhancement of nature and ENV6 contributes to climate adaptation and resilience to flooding.

34. Policy CA2, CA6 and CA9 support ambitions for increasing active travel and public transport use. Other climate change and carbon reduction requirements are covered by policies in the Local Plan.

35. **Affordability**: Communities with Neighbourhood Plans in place can benefit financially should York adopt a Community Infrastructure Levy (CIL). They can benefit from 25% of the revenues from the CIL arising from the development that takes place in their area bringing the opportunity to fund local community developments.

36. **Equalities and Human Rights** - The Council recognises, and needs to take into account its Public Sector Equality Duty under Section 149 of the Equality Act 2010 (to have due regard to the need to eliminate discrimination, harassment, victimisation and any other prohibited conduct; advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and foster good relations between persons who share a relevant protected characteristic and persons who do not share it in the exercise of a public authority's functions). An Equalities Impact Assessment has been carried out and is annexed to this report at Annex C. In summary, the results of the assessment are that there are no likely impacts from the policies in the Neighbourhood Plan.

37. **Data Protection and Privacy**: The data protection impact assessment (DPIAs) screening questions were completed for the recommendations and options in this report and as there is no personal, special categories or criminal offence data being processed to set these out, there is no requirement to complete a DPIA at this time. However, this will be reviewed following the approved recommendations and options from this report and a DPIA completed if required.

38. **Communications**: The Murton Neighbourhood Plan comms will be contained to the announcement through Executive decision and reactive communications in response to media enquiries.

39. **Economy**: The economy of Murton is a due consideration of the development of the Murton Neighbourhood Plan which has been led by the local community to meet the local community needs.

Risks and Mitigations

40. In compliance with the Council's Risk Management Strategy, the main risk associated with the Murton Neighbourhood Plan arise from failure to comply with the laws and regulations relating to Planning and the SA and Strategic Environmental Assessment processes and not exercising local control of developments.

41. The Examiner's conclusions state that he is satisfied that, with proposed modifications, the plan meets the statutory requirements. The referendum has been undertaken in accordance with the relevant regulations. Overall risk associated with failure to comply is therefore deemed to be low.

Wards Impacted

42. This Neighbourhood Plan relates to the Parish of Murton which is within the ward of Osbaldwick and Derwent.

Contact details

For further information please contact the authors of this Decision Report.

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Date:	17/07/2025

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Report approved:	Garry Taylor
Date:	17/07/2025

Background papers

Executive Member Decision Session on 23 July 2015 – Approval of the Murton neighbourhood plan application and boundary

Executive on 22 April 2025 – Murton Neighbourhood Plan Examiner's Report and Decision Statement

Annexes

- Annex A: Declaration of Result of Poll
- Annex B: Regulation 19 Decision Statement
- Annex C: Equalities Impact Assessment (EqIA)

NOTICE OF RESULT

Referendum on the adoption of the Murton Neighbourhood Plan

The Murton Neighbourhood Planning Referendum took place on Thursday 10 July 2025.

Result

In answer to the question:

Do you want City of York Council to use the Neighbourhood Plan for Murton to help it decide planning applications in the neighbourhood area?

Responses	Votes	Percentage
Yes	74	89.16%
No	9	10.84%

The number of ballot papers rejected was as follows:		Number of ballot papers
A	want of an official mark	0
B	voting for more than voter was entitled to	0
C	writing or mark by which voter could be identified	0
D	being unmarked or wholly void for uncertainty	0
	Total rejected	**0**

The result declared is therefore in favour to adopt the Muton Neighbourhood Plan.

Electorate	509
Ballot papers issued	83
Turnout	16.31%

Dated: Thursday 10 July 2025

Emma Calvert – Deputy Counting Officer

Printed and published by the Counting Officer, West Offices, Station Rise, York YO1 6GA

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Murton Neighbourhood Plan

Final Decision Statement published pursuant to Section 38A (9) and (10) Planning and Compulsory Purchase Act 2004 (as amended) and Regulations 19 and 20 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

1. Summary

Following a positive referendum result on the 10th July 2025, City of York Council is publicising its decision made on 2nd September 2025, by the Executive to 'make' the Murton Neighbourhood Plan part of the City of York Development Plan in accordance with Regulation 19 of the Neighbourhood Planning (General) Regulations 2012.

2. Background

Murton Parish Council, as the qualifying body, successfully applied for the Parish of Murton to be designated as the Murton Neighbourhood Area under the Neighbourhood Planning (General) Regulations (2012). Following the submission of the Murton Neighbourhood Plan to the Council, the plan was publicised and comments were invited from the public and stakeholders. The consultation period closed on 10th January 2025.

3. Decision and Reasoning

City of York Council appointed an independent Examiner; Mr Andrew Ashcroft (BA(Hons), MA, DMS, MRTPI), to review whether the Murton Neighbourhood Plan met the basic conditions required by legislation and whether the Neighbourhood Plan should proceed to referendum.

The Examiner's Report concluded that subject to a series of recommended modifications, the Murton Neighbourhood Plan met the necessary basic conditions (as set out in Schedule 4b (8) of the Town and Country Planning Act 1990, as amended by the Localism Act 2011) and subject to these modifications being made it should proceed to referendum.

At Local Plan Working Group on 15th April 2025 and Executive on 22nd April 2025, Members accepted the Examiner's recommendations (in line with the Neighbourhood Plan Regulation 17A(2) Consultation) and agreed that the Murton Neighbourhood Plan as so modified should proceed to referendum.

A referendum on the Neighbourhood Plan was held on Thursday 10th July 2025 and 89.16% of those who voted were in favour of the Neighbourhood Plan. Paragraph 38A (4)(a) of the Planning and Compulsory Purchase Act 2004 as amended requires that the Council must 'make' the Neighbourhood Plan if more than half of those voting have voted in favour of the plan. City of York Council is not subject to this duty if the making of the Neighbourhood Plan would breach, or would otherwise be incompatible with, any retained EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998).

The referendum held on 10th July 2025 met the requirements of the Localism Act 2011; it was held in the Murton Neighbourhood Area and posed the question:

Do you want City of York Council to use the Neighbourhood Plan for Murton to help it decide planning applications in the neighbourhood area?

The count took place on 10th July 2025 and greater than 50% of those who voted were in favour of the Neighbourhood Plan being used to help decide planning applications in the plan area.

The results of the referendum were:

Response	**Votes recorded (percentage)**
Yes	89.16%
No	10.84%
Turnout	16.31%

The Council considers that the Murton Neighbourhood Plan meets the basic conditions (set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 as amended), its promotion process was compliant with legal and procedural requirements and it does not breach the legislation (set out in Section 38A(6) of the Planning and Compulsory Purchase Act 2004).

4. Inspection of Decision Statement and made Neighbourhood Plan

This decision statement can be viewed on the City of York Council website: https://www.york.gov.uk/planning-policy/murton-neighbourhood-plan

In accordance with Regulation 20 of the Regulations, the made Murton Neighbourhood Plan can be viewed on the Council's website: https://www.york.gov.uk/planning-policy/murton-neighbourhood-plan

A copy of this decision statement is being sent to:-

- The qualifying body, namely Murton Parish Council; and
- To any person who asked to be notified of the decision.

Paper copies of this statement and the made Neighbourhood Plan can also be viewed at:

- **York Explore Library**, Library Square, York, YO1 7DS;
- **Dunnington Library**, The Reading Room, Church Street, Dunnington, York, YO19 5PW;
- **Tang Hall Explore Library**, The Centre @ Burnholme, Mossdale Avenue, York, YO31 0HA;
- **Mobile Library**;
- **City of York Council Offices**, West Office's Station Rise, York, YO1 6GA (by appointment only. Should you wish to arrange an appointment, you should contact the Forward Planning team directly on 01904 552255);
- **St James Church**, Murton Way, Murton, York.

For further information on library opening times, please see: https://www.exploreyork.org.uk/libraries/

For further information please contact the Neighbourhood Planning team on neighbourhoodplanning@york.gov.uk or 01904 552255.

Garry Taylor



Director of City Development 2nd September 2025

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Annex C

City of York Council

Equalities Impact Assessment

Who is submitting the proposal?

Directorate:	City Development
Service Area:	Strategic Planning Policy
Name of the proposal :	Murton Neighbourhood Plan – Referendum Outcomes and 'making' of the Neighbourhood Plan
Lead officer:	Alison Cooke, Head of Strategic Planning Policy
Date assessment completed:	17/7/25

Names of those who contributed to the assessment:			
Name	**Job title**	**Organisation**	**Area of expertise**
Alison Stockdale	Principal Strategic Planning Policy Officer	City of York Council	Strategic Planning Policy
John Roberts	Strategic Planning Policy Officer	City of York Council	Strategic Planning Policy

Step 1 – Aims and intended outcomes

1.1	**What is the purpose of the proposal?** Please explain your proposal in Plain English avoiding acronyms and jargon.
	The proposal is brought forward by the Strategic Planning Policy team on behalf of Murton Parish Council in conformity with Neighbourhood Planning (2012) Regulation 18, wherein designated bodies (Parishes and Neighbourhood Forums) can develop a Plan for their local area containing policies applicable for new development. The Murton Neighbourhood Plan Area was designated (to include the whole Parish area) following consultation, in July 2015. The neighbourhood plan area was designated to enable a Neighbourhood Plan to progress for the Murton Parish Area. The Neighbourhood Plan has been developed, consulted on and examined by an independent examiner and found to meet the legislation requirements. This proposal is for the 'making' of the Neighbourhood Plan, following the referendum on 10th July 2025. The question asked at the referendum was "Do you want City of York Council to use the Neighbourhood Plan for Murton to help it decide planning applications in the neighbourhood area?" The outcome of the referendum was 89.16% voting 'Yes' and 10.84% voting 'No' to the neighbourhood plan. The referendum determined that the Neighbourhood Plan should be made part of the City of York's development plan. (Where more than 50% of those taking part in the referendum vote in favour of the plan, it will become part of the development plan). Those who were invited to take part in the referendum, live in the planning area.
1.2	**Are there any external considerations?** (Legislation/government directive/codes of practice etc.)
	The council's duties under the Equalities Act 2010 and the Human Rights Act 1998 are key considerations. The proposals also need to be prepared in accordance with the Neighbourhood Planning (General) Regulations (2012, as amended), Neighbourhood Planning (Referendum) Regulations (2012, as amended) and SEA Regulations and Conservation of Habitat Regulations (2012, as amended).
1.3	**Who are the stakeholders and what are their interests?**
	The Neighbourhood Plan will provide policies to guide development in the area which will be relevant to residents, developers, businesses and other consultation (statutory) bodies. The stakeholders therefore include people who live, work and carry out business in Murton Parish as well as those submitting planning applications in the area.
1.4	**What results/outcomes do we want to achieve and for whom?** This section should explain what outcomes you want to achieve for service users, staff and/or the wider community. Demonstrate how the proposal links to the Council Plan (2019- 2023) and other corporate strategies and plans.
	Once a Neighbourhood Plan has been 'made' it becomes part of the development plan for the area and will be used to guide development and in the determination of planning applications.

	The Plan aims to provide a better knowledge and localised spatial planning framework for the future development of the Murton Parish, within the statutory framework of the adopted City of York Local Plan and National Planning Policy Framework. It aims to produce a policy compliant tool to help consider planning applications in the Parish, improving the environment and making the Parish a more fulfilling area to live and work. The Plan particularly links the following priorities in the Council Plan 2023-2027: • a) Health and wellbeing: A health generating city for children and adults; • c) Economy: A fair, thriving green economy for all; • d) Transport: Sustainable, accessible transport for all; Section 12 of the Council Plan (Working with Communities) champions working in partnership with providers in the City, learning from community groups, listening to residents through various mediums. This is reflected in the community led approach promoted by neighbourhood plans.

Step 2 – Gathering the information and feedback

2.1	**What sources of data, evidence and consultation feedback do we have to help us understand the impact of the proposal on equality rights and human rights?** Please consider a range of sources, including: consultation exercises, surveys, feedback from staff, stakeholders, participants, research reports, the views of equality groups, as well your own experience of working in this area etc.

Source of data/supporting evidence	Reason for using
Regulation 19 Local Plan and Local Plan Evidence Base	The Local Plan was iteratively assessed with Equalities Impact Assessment (EqIA) produced at key stages of production. The Neighbourhood Plan has been developed to comply with the Local Plan and has taken consideration these outcomes.
National Planning Policy Framework: Equality Impact Assessment, July 2018	The updated NPPF was assessed under an Equalities Impact Assessment (EqIA) and the Neighbourhood Plan has been developed to comply with the National Planning Policy Framework.

Murton Neighbourhood Plan Consultation Statement	The statement details the extensive consultation undertaken with the community, including people who live, work, and visit within the Plan area. The document states the comments and responses to all stages of consultation undertaken. The consultation has informed the development of the Neighbourhood Plan.
Murton Neighbourhood Plan Evidence Base	These documents have informed the consultation and contents that has taken place with the community.

Step 3 – Gaps in data and knowledge

3.1	**What are the main gaps in information and understanding of the impact of your proposal? Please indicate how any gaps will be dealt with.**
Gaps in data or knowledge	**Action to deal with this**
n/a	n/a

Step 4 – Analysing the impacts or effects.

4.1	**Please consider what the evidence tells you about the likely impact (positive or negative) on people sharing a protected characteristic, i.e. how significant could the impacts be if we did not make any adjustments?** Remember the duty is also positive – so please identify where the proposal offers opportunities to promote equality and/or foster good relations**.**		
Equality Groups and Human Rights.	**Key Findings/Impacts**	**Positive (+) Negative (-) Neutral (0)**	**High (H) Medium (M) Low (L)**
Age	The Neighbourhood Plan includes policies regarding residential design but does not expand on the strategic position in relation to older persons standards; this continues to be reliant on the local plan and national policy context. This proposal may therefore have a positive but not significant impact on this characteristic.	+	L

Disability	The Neighbourhood Plan includes policies regarding residential design but does not expand on the strategic position in relation to accessibility standards; this continues to be reliant on the local plan and national policy context. This proposal may therefore have a positive but not significant impact on this characteristic.	+	L
Gender	No impacts identified	0	n/a
Gender Reassignment	No impacts identified	0	n/a
Marriage and civil partnership	No impacts identified	0	n/a
Pregnancy and maternity	No impacts identified	0	n/a
Race	No impacts identified	0	n/a
Religion and belief	No impacts identified	0	n/a
Sexual orientation	No impacts identified	0	n/a
Other Socio-economic groups including :	**Could other socio-economic groups be affected e.g. carers, ex-offenders, low incomes?**		
Carer	No impacts identified	0	n/a
Low income groups	Whilst affordable housing may come forward as a proposal, guided in design by this plan, no specific sites are allocated. This proposal is therefore could potentially have a low positive impact on this characteristic.	+	L
Veterans, Armed Forces Community	No impacts identified	0	n/a
Other	n/a, no other groups identified	n/a	n/a

Impact on human rights:			
List any human rights impacted.	The Convention rights applicable are: ● Article 8 - protects the right of the individual to respect for their private and family life, their home and their correspondence. The private life part of this right covers things like wellbeing, autonomy, forming relationships with others and taking part in our community. ● Article 14 - protects the right to be free from discrimination when enjoying other rights, such as Article 8.	The EIA identifies some positive impacts as a result of the neighbourhood plan. No human rights are specifically likely to be effected.	

Use the following guidance to inform your responses:
Indicate:
- Where you think that the proposal could have a POSITIVE impact on any of the equality groups like promoting equality and equal opportunities or improving relations within equality groups
- Where you think that the proposal could have a NEGATIVE impact on any of the equality groups, i.e. it could disadvantage them
- Where you think that this proposal has a NEUTRAL effect on any of the equality groups listed below i.e. it has no effect currently on equality groups.

It is important to remember that a proposal may be highly relevant to one aspect of equality and not relevant to another.

High impact (The proposal or process is very equality relevant)	There is significant potential for or evidence of adverse impact The proposal is institution wide or public facing The proposal has consequences for or affects significant numbers of people The proposal has the potential to make a significant contribution to promoting equality and the exercise of human rights.
Medium impact (The proposal or process is somewhat equality relevant)	There is some evidence to suggest potential for or evidence of adverse impact The proposal is institution wide or across services, but mainly internal The proposal has consequences for or affects some people The proposal has the potential to make a contribution to promoting equality and the exercise of human rights

Low impact (The proposal or process might be equality relevant)	There is little evidence to suggest that the proposal could result in adverse impact The proposal operates in a limited way The proposal has consequences for or affects few people The proposal may have the potential to contribute to promoting equality and the exercise of human rights

Step 5 - Mitigating adverse impacts and maximising positive impacts

5.1	**Based on your findings, explain ways you plan to mitigate any unlawful prohibited conduct or unwanted adverse impact. Where positive impacts have been identified, what is been done to optimise opportunities to advance equality or foster good relations?**
No adverse impacts are identified as a result of the Neighbourhood Plan. Some positive, low impacts have been identified regarding residential design. These positive impacts will be pursued through relevant planning applications when received and optimised through the community actions identified in the neighbourhood plan alongside policies in the Local Plan.	

Step 6 – Recommendations and conclusions of the assessment

6.1	**Having considered the potential or actual impacts you should be in a position to make an informed judgement on what should be done. In all cases, document your reasoning that justifies your decision. There are four main options you can take:**
- **No major change to the proposal** – the EIA demonstrates the proposal is robust. There is no potential for unlawful discrimination or adverse impact and you have taken all opportunities to advance equality and foster good relations, subject to continuing monitor and review. - **Adjust the proposal –** the EIA identifies potential problems or missed opportunities. This involves taking steps to remove any barriers, to better advance quality or to foster good relations. - **Continue with the proposal** (despite the potential for adverse impact) – you should clearly set out the justifications for doing this and how you believe the decision is compatible with our obligations under the duty	

- **Stop and remove the proposal –** if there are adverse effects that are not justified and cannot be mitigated, you should consider stopping the proposal altogether. If a proposal leads to unlawful discrimination it should be removed or changed. **Important:** If there are any adverse impacts you cannot mitigate, please provide a compelling reason in the justification column.

Option selected	**Conclusions/justification**
No major change to the proposal	The EIA demonstrates the proposal is robust. There is no potential for unlawful discrimination or adverse impacts. Opportunities to advance equality and foster good relations will be applied throughout the Murton Neighbourhood Plan.

Step 7 – Summary of agreed actions resulting from the assessment

7.1	**What action, by whom, will be undertaken as a result of the impact assessment.**		
Impact/issue	**Action to be taken**	**Person responsible**	**Timescale**
n/a			

Step 8 - Monitor, review and improve

8. 1	**How will the impact of your proposal be monitored and improved upon going forward?** Consider how will you identify the impact of activities on protected characteristics and other marginalised groups going forward? How will any learning and enhancements be capitalised on and embedded?
	It is anticipated that Murton Parish Council will annually monitor the Neighbourhood Plan and their will be a periodic review of the plan.

Meeting:	Executive
Meeting date:	2nd September 2025
Report of:	Debbie Mitchell Director of Finance
Portfolio of:	Councillor Katie Lomas, Executive Member for Finance, Performance, Major Projects, Human Rights, Equality & Inclusion

Q1 2025/26 Finance and Performance Monitor

Subject of Report

1. This report sets out the projected financial position and the latest performance information for the period covering 1 April 2025 to 30 June 2025. This is the first report of the financial year.

2. The report outlines that, despite the Council's continued financial challenges, performance continues to be good in across many areas of the Council.

3. The forecast for the year is that we will have a net overspend of £4.4m, which is slightly worse than the same position last year at this time. The main are of overspend is Adult Social Care, where increased costs and complexity remains a very challenging position.

4. As outlined in reports to Executive throughout the previous financial year, the existing cost control measures remain in place, and further action is still needed to bring spending down to an affordable level over the medium term, to safeguard the Council's financial resilience and stability. The Council's track record of delivering savings, along with robust financial management, provides a sound platform to continue to be able to deal with both the current and future challenges.

5. Local government continues to be in challenging times, with worsening performance in a number of sectors nationally. The majority of performance indicators chosen to support and monitor the Council Plan

in York, continue to show a generally positive and stable trend against this difficult financial picture and shows the hard work from staff, partners and the city to tackle these challenges.

6. Council Plan Progress Reports, providing an update of activity against each of the plan's seven priorities, will be published on an annual basis and sit alongside a six-monthly snapshot of progress available on the Council's website (https://www.york.gov.uk/council-plan-1/snapshot-progress-council-plan/5). The reports complement the Finance and Performance Monitor, providing a narrative for the steps that the Council is taking to meet its ambitions.

7. The previous year-end report was considered by Executive in July, and with annual data cycles and release patterns, there is limited new data for Q1 for around half of the indicators. Historic data has been left in this report where no further data available.

8. The Council Plan basket of supporting set of indicators are the high-level measurable element of our performance framework, at a Council operational and City Outcomes level, and in newly available data up to Q1 2025-26 there has been positive performance in below.

9. The **gap in the % of children who reach the expected level of development** at 2-2.5 years of age between the highest and lowest York ward has reduced in the last year, alongside a similar reduction in the **gap in the % of children totally or partially breastfeeding at 6-8 weeks** between the highest and lowest York ward; key indicators around the number of children within services for **Children in Care** and **Child Protection Plans** are stable; the number of people whom are **eligible and taking a free school meal** has increased in both the primary and secondary sectors this year.

10. There has been a very positive direction of travel over the last few years in **city centre performance measures**, with high customer footfall and low shop vacancy rates; economic performance for **GVA (Gross Value Added)** continues to increase annually; **Park & Ride and local bus passenger journeys** have made a strong recovery post-covid although figures have now stabilised; the % of customers arriving at the station by **sustainable modes of transport** has remained high in recent years.

11. Our **housing indicators** are showing a positive direction of travel, with an increase in the number of **new affordable homes** delivered, and a further increase in new **additional homes provided** and **consents**

approved; however this is set alongside challenges with residents' satisfaction with some of the services the Council offers which is being addressed in the Housing annual report.

12. In June 2025, following a petition from Bishopthorpe Road traders and representations from other urban shopping areas, Executive approved reduced carparking charges, together with a process to gather the impact of the current charging regime as a response to the Right to Challenge Carparking Charges within the Traffic Management Act 2004.

13. This evidence base will be comprised of both a consultation and engagement exercise in five locations, combined with the quarterly publication of economic and transport data as an Annex of the Monitor Performance Report. Annex 2 shares an initial draft of this data which is a work in progress. The council is working with 3rd parties to secure different data for future iterations of Annex 2, leading to a more comprehensive monthly picture of the impact, compared to either Year on Year or month on month. For ease of reference, this report and the data will also be published on the York Open Data platform.

14. Annex 2 shares footfall collated from two cameras in Parliament Street and Micklegate. These cameras have been at the same location for several years, with the footfall data shared on the open data platform for 3rd parties to report on regularly. Over May, it became apparent that the camera at Parliament Street has not always been collating real time data and instead providing assumptive data. The council is comparing data collated from previous months with data from BT Active Insights to provide an assessment of how accurate this assumptive data is. From June, the Parliament Street camera data will be temporarily suspended from publication on the York Open Data platform until the council can verify the accuracy of it.

Benefits and Challenges

15. This report is to note the latest financial projections and current performance. The main challenge is delivering on agreed savings whilst also identifying further reductions in expenditure. The benefit of a balanced budget is that resources can be diverted into delivering Council priorities.

Policy Basis for Decision

16. This report is to note the latest projections and current performance. The ongoing financial resilience and stability of the council is essential in ensuring Council priorities can continue to be achieved.

Financial Strategy Implications

17. The report sets out the projected financial position. There remain overspends within Adult Social Care and some savings that are proving difficult to fully recognise in the short term. There continues a need therefore to focus on reducing expenditure and maximising income to safeguard financial resilience and stability.

Recommendation and Reasons

18. Executive is asked to:

- Note the finance and performance information.
- Note that work will continue on identifying the savings needed to fully mitigate the forecast overspend.

Reason: to ensure expenditure is kept within the approved budget.

Background

Financial Summary and Mitigation Strategy

19. The current forecast is that there will be an overspend of £4.4m. As outlined in previous reports to Executive, the financial position across the council has been less severe than was faced in previous years and last year's outturn was much improved. We have seen an increase in the continued recurring overspend within Adult Social Care, which continues to be of concern. Many of the underspends and mitigations that have allowed us to balance the budget at year end have generally been one off.

20. Members will be aware that the financial position of local government is a national challenge and that the pressures being seen across both Adult and Children's Social Care are not something that is unique to York. Many Councils are experiencing significant financial pressures and struggling to balance their budgets now, so it is vital that we

continue the work to reduce our expenditure down to a sustainable level both within the current financial year and over the medium term.

21. The delivery of savings plans continues to be a clear priority for all officers. Corporate Directors and Directors will keep Executive Members informed of progress on a regular basis.

Financial Analysis

22. The Council's net budget is £156m. Following on from previous years, the challenge of delivering savings continues with c£14m to be achieved to reach a balanced budget. Early forecasts indicate the Council is facing net financial pressures of £4.4m and an overview of this forecast, on a directorate by directorate basis, is outlined in Table 1 below.

Service area	Net budget £'000	2025/26 Forecast Variation £'000
Children & Education	32,138	-18
Adult Social Care & Integration	50,540	5,090
Transport, Environment & Planning	18,457	-670
Housing & Communities	7,490	1,072
Corporate & Central Services	47,796	-565
Sub Total	**156,421**	**4,909**
Contingency	500	-500
Total including contingency	**156,921**	**4,409**

Table 1: Finance overview

Reserves and Contingency

23. The February 2025 budget report to Full Council stated that the minimum level for the General Fund reserve should be £7.4m. At the beginning of 2025/26 the reserve stood at £7.4m.

24. Should the mitigation outlined in this report not deliver the required level of savings in the current financial year then this reserve is available to support the year end position. However, in light of the ongoing financial challenges being faced by all Councils it is now more

important than ever to ensure the Council has sufficient reserves. Therefore, should it be the case that we need to draw down a substantial amount from this general reserve in 2025/26, growth will need to be included in the 2026/27 budget to ensure that reserves can be maintained at an appropriate level.

25. In addition to the general reserve of £7.4m there are a range of other earmarked reserves where funds are held for a specific purpose. These reserves are always subject to an annual review and these funds will again be reviewed on a quarterly basis and where appropriate to do so will be released to support the in-year position. Whilst this is a prudent approach that will ensure the financial resilience of the Council it is not a substitute for resolving the underlying overspends but instead allows time to develop future savings proposals in a planned way.

26. As in previous years a contingency budget is in place, and this is currently assumed to be available to offset the pressures outlined in this report.

Loans

27. Further to a scrutiny review, it was agreed that these quarterly monitoring reports would include a review of any outstanding loans over £100k. There is one loan in this category for £1m made to Yorwaste, a company part owned by the Council in June 2012. Interest is charged on both loans at 4% plus base rate therefore interest of 8.25% is currently being charged. All repayments are up to date.

Directorate Analysis

Children and Education

28. The forecast directorate outturn position is an underspend totalling £18k and the table below summarises the latest forecasts by service area.

	2025/26 Budget	Forecast Outturn Variance £'000	Forecast Outturn Variance %
Children's Safeguarding	28,128	250	+0.9

Education & Skills	14,867	-102	-0.7
School Funding & Assets	-5,730	0	0
Director and Central Budgets	-5,127	-166	+3.2
Total Children and Education	**32,138**	**-18**	**-0.1**

29. The 2025/26 year end position is forecast to be an £18k underspend and represents a significant and continuing improvement in the financial position of the directorate. During 2022/23 the projected unmitigated overspend peaked at £8.7m, reducing to £4.6m in 2023/24. This reflects the considerable progress that has been made to manage spend in a number of key areas, particularly agency staffing, high cost placements and home to school transport.

30. The number of Children Looked After (CLA) in York been reducing over the past few years. From 262 CLA at the end of March 2023, the number at the beginning of the financial year was 237 and at the end of 2024/25 it was 240.

31. The placement budgets overspent by £1,513k in 2024/25 (£3,027k in 2023/2024) but is only predicted to overspend by £94k in 2025/26.

32. Due to growth allocation for 2025/26, reduction in out of city placements and the work around the disabled children's high-cost placements (costed to their own area and increased Health contributions) the pressure on this budget has reduced significantly.

33. There are currently 14 young people in residential, semi-independent or "Together We Can" accommodation compared to 17 placements as the end of March 2025. Of these placements 5 will become 18 years of age during 2025/26. There are currently 44 Independent Fostering Agreement (IFA) placements compared to 41 at the end of 2024/25 (plus 20 that ended during the year).

34. Staffing & other budgets within Children's Social Work Services are predicted to underspend by £84k due to UASC income and other budgets. Legal fees are predicted to be overspent by £55k.

35. The Disabled Children's Services is predicted to overspend by £383k mainly due to overspends on direct payments/Early Help.

36. Innovation and Children`s Champion has underspent by £119k due to the ability to fund some expenditure from the Family Hubs grant, Family Seeing grant & Changemakers grant.

37. The Home to School Transport budget, which has been in an overspend position for a number of years has been allocated £730k of growth from the 2024/25 corporate allocation, for demographic pressures and contract inflation. This budget is now predicted to underspend in 2025/26 by £18k.

38. There was an underspend of £87k for 24/25 within the Virtual School and Inclusion service as a result of vacancies, one-off savings in non-staffing expenditure and additional grant funding supporting already committed expenditure. For 2025/26 there is a predicted underspend of £74k.

39. The Dedicated Schools Grant (DSG) is ahead of the target position set out in the Safety Valve recovery plan agreed with the DfE. The local authority is now in the final year of this four year agreement and has exceeded the financial targets for the first three years.

40. The brought forward balance on the DSG at 1 April 2024 was a deficit of £291k. The outturn position for 2024/25 was an in-year surplus of £883k. However, included in this figure is an amount of £960k of Safety Valve funding, so without this the in-year position would have been a deficit of £77k. The result is a final position at the 31st March 2025 of a surplus of £592k.

41. Despite the DSG now being in a cumulative surplus position, pressure on High Needs is increasing significantly. The budget for 2025/26 has been set on the basis of a predicted deficit in the year of £342k. This deficit is predicted despite the inclusion of the final funding due under the Safety Valve of £2m, thus the underlying in-year deficit against the DSG ordinarily receivable was £2,342k in 24/25.

42. Due to this underlying position, the local authority expects significant challenges in managing this position in future years, despite the cumulative deficit being eliminated a year early. In common with the national picture, York is continuing to experience an increase in High Needs pupils together with an increasing complexity of need, often requiring expensive provision, especially in Post 16 and Post 19 provision and the education element of Out of Authority placements. In particular York is facing a significant increase in demand for special school places, often exacerbated by tribunal decisions.

43. In addition, due to the significant pressures on mainstream school budgets, it is becoming increasingly difficult for High needs pupils to be

supported in these settings. This situation is particularly difficult in York due to the low level of school funding which has a significant impact on these schools ability to adequately meet the needs of High Needs pupils.

44. The Safety Valve agreement committed the local authority to bring the DSG into an in-year balanced position by 2025/26. Further payments are conditional on the local authority meeting the targets set out in the Management Plan, and reporting quarterly to the DfE on progress, with the eventual aim of eliminating the in-year deficit by the target date, with additional payments by the DfE eliminating the historic deficit at that point.

45. As a result of the above, this year the Safety Valve agreement is likely to be the most difficult to date, with an increasing risk of the LA being unable to balance increasing high needs expenditure with the funding received in the High needs block of the DSG. Officers are working hard to avoid this position but it is becoming increasingly challenging to achieve.

46. One option that is available to LAs with significant High Needs pressures is to seek approval to transfer up to 0.5% of the Schools Block to the High Needs Block. York is beginning a consultation process with the Schools Forum with the objective of gaining approval for such a transfer in the financial year 2026/27. If this approval is not granted, the LA can submit a disapplication request to the Secretary of State for Education to still allow such a transfer.

<u>Adults</u>

47. The projected outturn position for Adult Social Care is an overspend of £5,090k. This is based on customer numbers and costs in the first two months of the year and projecting these numbers on a straight line basis. The projection assumes that agreed savings of £743k will be achieved by the end of the year. See the table below for details of the savings.

	2025/26 Budget £'000	Forecast Outturn Variance £'000	Forecast Outturn Variance %
Direct Payments	5,897	1,475	25.0

Home and Day Support	3,981	-248	-6.2
Supported Living	18,214	1,134	6.2
Residential care	20,276	1,947	9.6
Nursing care	6,377	715	11.2
Short term placements	667	-18	-2.7
Staffing (mostly social work staff)	7,809	222	2.8
Contracts and Commissioning	1,907	0	0
In House Services	5,246	-115	-2.2
Be Independent & Equipment	1,038	191	18.4
Other	-20,819	-274	1.3
Recharges	-53	61	115.1
Total Adult Social Care	**50,540**	**5,090**	**10.0**

48. ASC has received total growth of £10m in 2025/26. £8m of this growth has been allocated to fund inflationary pressures and £2m growth is set aside to address care provider NI pressures.

49. The following section gives more detail on the achievement of savings and mitigations to be investigated to reduce the forecast overspend.

50. Budget Council approved £1,140k of savings for Adult Social Care with a further £358k of savings crystallising from ongoing business efficiencies. £755k has already been delivered with a further £743k expected to be achieved by the year end.

51. Mitigations will be needed to bring down the Q1 position. ASC will look to achieve this by implementing the following:
    - Revisit previous years savings to identify opportunities for further efficiencies.
    - Review projects currently underway in ASC and the financial benefits quantified as well as the value for money of current arrangements.
    - Embedding strength-based assessments and a multi-disciplinary approach via the Review Team.
    - Co-ordinating with the Transformation team to quantify and deliver saving opportunities from the project work.
    - Investigate brokerage tools to support negotiations with providers.
    - Review of Better Care Fund schemes.

52. The following sections describe any significant variations to budgeted costs, customer numbers and income. The variations are generally due to not fully meeting previous years' savings targets plus significant

price pressures in the market. Some variations are large due to having small numbers of individuals within those budgets whose individual needs can vary significantly.

Direct Payments (£1,475k overspend)

53. The Learning Disability (LD) Direct Payments budget is projected to overspend by £1.1m. The average weekly cost is £121 per week above budget (£803k) and the average weekly cost of a transport direct payment is £40 per week above budget (£241k).

54. The Older Person (OP) Direct Payments budget is projected to overspend by £211k. The average weekly cost has increased by £95 per week compared to budget (£204k).

55. The Direct Payment working group continues to meet regularly to address issues and explore opportunities in this area.

Home and Day Support (£248k Underspend)

56. The Physical & Sensory Impairment (P&SI) community support budget is projected to underspend by £395k. The number of packages on tiered contracts has increased 11% compared to budget (£160k); This is offset by a reduction in the average weekly package cost (£206k) and Day Support (£46k). In addition, income from s117 contributions and Continuing Health Care (CHC) contributions have increased (£350k) from 5 additional people above budget.

57. The OP community support budget is projected to overspend by £198k. This is due to the number of packages arranged via tiered contracts increasing by 15% compared to budget; however, this is offset with increased contributions to care by individuals with a net impact of £65k and a reduction in the average CHC income per person of £953 per week (£199k). There is also a reduction in the number of people receiving day support care (£27k) and the weekly cost per exception contract has decreased £200 (£53k) compared to budget.

Supported Living (£1,134k overspend)

58. The LD Supported Living budget is projected to overspend by £1.6m largely due to an increase in the average weekly cost per placement of £182 per week compared to budget (£1.7m), This is slightly offset by having two less people on average than budgeted for (£168k).

59. Supported Living was an area ASC were unable to rebase the budget. A business case is underway to investigate the longer-term needs within this area which may include building new provision.

Residential care (£1,947k overspend)

60. LD Working Age residential care budget is projected to overspend by £958k. This is due an additional 4 individuals receiving residential care compared to the budget of 58 people (£513k). The overspend is further compounded by the average weekly cost being higher than budgeted (£409k) and receiving less CHC income (£52k).

61. The Older People residential budget is projected to overspend by £1,097k. There are significantly more packages in the forecast (308 packages paid through the ledger in May 2025 compared to 282 at the end of January 2025 when the budget was rebased). The rebasing exercise factored in approx. £350k for individuals placed in homes but not yet set up for payment on Mosaic.

62. There is on-going work in this area to validate this increase and a working group is reviewing the method used to forecast future costs/income and numbers by reviewing trends and considering whether seasonality should be factored in. The group will also look at any issues which prevent the timely commissioning of packages (both in terms of paying providers and recovering income) which creates volatility and variations to the forecast.

Nursing Care (£715k overspend)

63. The Mental Health (MH) over 65 nursing care budget is projected to overspend by £159k. This is due to an individual being placed on a higher cost placement out of area from March 2025 with an increased cost of £1.3k per week compared to budget.

64. The MH working age nursing care budget is projected to underspend by £68k. This is due to an individual that was newly commissioned in March 2025 with an annual cost of £234k offset with S117 funding of £249k back dated to December 2024 based on the S117 panel agreement. The team are chasing the outstanding final notification and agreement from the Integrated Care Board (ICB). The funding has been agreed at the joint panel hence factoring in the additional income into the projection.

65. The OP nursing care budget is projected to overspend by £589k. There are 15 additional people in the forecast compared to when the budget was rebased in January 2025.

66. As for OP Residential care above, Nursing Care is also being considered by the working group to validate and understand the changes in care package numbers, consider different ways of forecasting and remove barriers which prevent delayed commissioning of packages.

In House Services and Staffing (£222k overspend)

67. Staffing Overspends in the ISS Team, Mental Advocacy Team, The Emergency Duty Team and the Social Work Team. Mostly due to these teams being over establishment. This is offset by underspends in the Hospital Discharge Team and the ASC Community Team.

In House Services (£115k underspend)

68. The underspend is due to staffing hours being held back until the Glen Lodge refurbishment is complete. The forecast includes £105k investment in staffing with the ambition of diverting ten people from residential care packages to achieve the Business as Usual saving ASC07 in the savings table above.

Be Independent & Equipment (£468k overspend)

69. There is still a budget gap of £130k arising from when the service was originally insourced which has yet to be fully addressed. Staffing is expected to overspend by £30k largely due to an unfunded regrade of some of the posts in the team.

70. This area is being reviewed to ensure it is delivering value for money and towards the ASC Strategy and Care Act 2014 objective to prevent and reduce care needs.

<u>Transport, Environment and Planning</u>

71. The directorate is forecasting an underspend at quarter 1 of £547k and the table below summarises the latest forecasts by service area.

	2025/26 Budget £'000	Forecast Outturn Variance £'000	Forecast Outturn Variance %
Transport	7,417	-305	-4.1
Fleet	-79	18	-22.8
Highways	5,324	-150	-2.8
Parking Services	-9,774	-256	-2.6
Waste	10,003	-480	-4.8
Public Realm	3,767	+53	+1.4
Emergency Planning	146	+62	+42.5
Planning Services	-78	+323	+414.1
Public Protection	872	0	0
Community Safety	681	+65	+9.5
Management	178	0	0
TOTAL	**18,457**	**-670**	**-3.6**

72. The Environment, Transport and Planning Directorate is projecting a gross underspend of £670k at the first monitoring position. The primary reason for the underspend is continued strong performance from income particularly relating to parking. The two main areas of savings are across Transport and Waste Services. These are detailed further in the paragraphs below.

73. Within Transport there is a forecast underspend of £305k across the service. There are projected underspends due to additional income levels of Temporary Traffic Regulation Orders and contributions from bus service contributions. There are offset from overspends on the CCTV contract and shortfall of revenue from ANPR as the camera equipment has not been functioning as required.

74. Car parking tariffs were increased in April with the intention of reducing traffic in the city centre whilst producing additional revenue. The net income from parking funds highways and transport expenditure.

75. Car park income for the first two months is approximately 10% ahead of budget. There has been a reduction in the number of transactions (12%) but the average transaction has increased by 42%. This has meant total income is c18% higher than 2024/25. Additional resource of £60k has been allocated to undertake reviews of the impact of the charges on businesses and economic activity. It is assumed that the strong revenue performance will slow down over the year and at this point a saving of £140k is forecast.

76. There is a forecast underspend of (£480k) across waste disposal and collection. Income from selling spare capacity at Allerton Waste Recovery Plan is forecast to be £100k higher than forecast as overall council waste tonnages remain relatively static. There is also additional forecast income from recycling rebates, HWRC commercial waste fees bulky waste fees and gas sales of c £280k.

77. Across Waste Collection operational costs are forecast to be c £110k above budget as employee and vehicle costs are slightly ahead of profile.

78. 2025/26 is the first full year of the garden waste subscription service and subscriptions are at a similar level to 2024/25. Over 40,000 subscriptions have been taken out which has resulted in income to date being c £50k above budget.

79. Within the Highways area there is an anticipated underspend of £150k as electricity prices have reduced for unmetered supply to a lower level than assumed in the budget.

80. Across Planning Services there has been a shortage of staff across Building Control resulting in only a minimal chargeable service being in operation. This is resulting in a forecasted shortfall of c £300k across the service area. This may improve should additional resources be sourced in the year.

Housing and Community Services

81. The directorate is forecasting an overspend at quarter 1 of £1,072k and the table below summarises the latest forecasts by service area.

	2025/26 Budget £'000	Forecast Outturn Variance £'000	Forecast Outturn Variance %
Housing Services	803	+42	+5.2
Healthy & Sustainable Homes	360	+27	+7.5
Building Services	-511	0	0.0
Communities	6,960	+614	+8.8
Customer Services	-122	+389	+319
TOTAL	**7,490**	**+1,072**	**+14.3**

82. Within Communities the main potential pressure relates to the £600k library saving. This was £300k from 2024/25 with another £300k for 2025/26. To date this saving has not been delivered causing a budget pressure from 2024/25 and increased pressure in 2025/26. The council is exploring options with Explore that can be included into the contract to deliver savings on this service. The process does require time to review provision levels as well as consultation and agreement from the partners. There remains an aspiration to gain a full saving from the process but the level of savings that can be delivered this year remains unknown and the timescale for delivery of the full saving is unclear.

83. A saving from a restructure of the Early intervention and Local Area teams (£75k from 20024/25 plus £37k 2025/26) has not yet been finalised and the savings may not yet begin until November. A vacancy on Local Area Coordinator posts can save £40k leaving a net overspend of £65k.

84. A further significant overspend from bereavement services of £295k is being forecast. As a result of a restructure to make savings in 2024/25 against the crematorium redundancy costs of £80k will impact this year with additional operating costs of £22k. The income forecast based on the first 2 months bookings show an under-recovery of £67k. Pressures on the bookings at the crematorium include alternatives to the traditional ceremony. Income from memorials at the crematorium and cemetery income is also below expectations and showing a £30k under recovery. CYC commitments at Fulford cemetery are also being forecast at £100k while a business plan is being worked on with the Parish council.

85. Salary costs on the Customer Services and Registrars are slightly higher than the budget, plus a redundancy cost of £26k from the 2024/25 restructure previously mentioned. The service is looking at where savings can be found.

86. There are several risk areas on the homelessness service but currently expecting to meet all the costs through the Homelessness Prevention Grant and Rough Sleeping Grant, both of which have increased for 2025/26. Staff transferred from changing lives will each potentially receive an increase in salary. A full restructure of the Resettlement Team which will include the GF Hostels and CYC office staff needs to be within available resources. Hostels staff are reliant on WWY to cover absences. Rents at the hostels are to be reviewed to ensure that they cover costs but this may not be put into effect until April 2026. There are extra posts being funded from the refugee grants.

87. The housing service has a budget for capital receipts from land sales primarily for self-build schemes which has not been achieved for a couple of years causing a £52k overspend.

88. Healthy homes is likely to have an overspend with HMO licence fee income. This pressure could be resolved by the issuing of penalty charge notices to landlords that have not properly licenced their properties.

Housing Revenue Account

89. The Housing Revenue Account budget for 2025/26 was set as a net surplus of £2,023k prior to debt repayment due in 2026. There were carry forwards of £2,149k agreed as part of the outturn report meaning the revised budget stands at £126k deficit (excluding £9,500k debt repayment).

90. At the early stage of the year, it is assumed that the overall account will outturn within the budget.

91. There will be extra costs under general management which are unavoidable. Subscription fees to the Housing Ombudsman and the Housing Regulator have risen by £30k and the annual software subscription to Capita is £45k. CYC is also facing increasing numbers of disrepair claims resulting in high levels of legal costs – currently £41k above budget.

92. There are currently 2 vacancies within the HRA leadership, Assistant Director will be vacant from July and Head of Housing and Asset Management has been vacant since April. Both posts will be filled but the saving while they are vacant should mitigate the general management overspends.

93. There is a forecast underspend across special services primarily due to savings from Glen Lodge as the refurbishment scheme is delivered. This is offset from reduced income in the Charges for Service line. Glen Lodge is expected to see a return to full occupancy during the second quarter.

94. Leaseholder charges for 2025/26 are showing a £145k increase over the expected budget.

95. The HRA working balance position as at 31st March 2025 was £25.8m and are forecast to reduce but is still higher than assumed when the budget was set. The latest forecast balance at 31st March 2026 is estimated to reduce to £16.4m.

Corporate & Central Services

96. The forecast outturn position for the remaining areas of the Council is a net underspend of £565k and the table below summarises the latest forecasts by service area.

	2025/26 Budget £'000	Forecast Outturn Variance £'000	Forecast Outturn Variance %
Director of Finance	5,521	-269	-4.9
CO HR & Support Services	11,872	+316	+2.7
Director of Governance	3,867	+66	+1.7
City Development	970	+822	+84.7
Public Health	29	0	0
Other Corporate & Treasury Mgt	25,537	-1,500	-5.9
Total	**47,796**	**-565**	**-1.2**

97. The underspend in Finance is driven by favourable incomes variances in; Property Services £118k, Transactional Services £99k and Business Intelligence £53k.

98. The main negative variance to budget in the Directorate is in HR & Support Services. The £316k overspend is predominately driven by the loss of the IT support contract for Explore £130k alongside overspends across system development. Work is ongoing to seek to mitigate this position.

99. In City Development the saving identified to increase advertising revenue will not be achieved in 2025/26 as there is a need to replace the bus shelters in order to fit new digital screens. This will be undertaken during the year. Revenue from the new agreement is expected to start in 2026/27.

100. There remains £500k set aside as a contingency and this is assumed to be used to offset other financial pressures across the council.

Performance – Service Delivery

101. This performance report is based upon the city outcome and council delivery indicators included in the Performance Framework for the Council Plan (2023-2027) which was launched in September 2023. Wider or historic strategic and operational performance information is published quarterly on the Council's open data platform; www.yorkopendata.org.uk

102. The Executive for the Council Plan (2023-2027) agreed a core set of indicators to help monitor the Council priorities and these provide the structure for performance updates in this report. Some indicators are not measured on a quarterly basis and the DoT (Direction of Travel) is calculated on the latest three results whether they are annual or quarterly.

103. A summary of the city outcome and council delivery indicators by council plan theme are shown in the paragraphs below, and the latest data for all of the core indicator set can be seen in Annex 1.

Performance - Health and Wellbeing: A health generating city

104. **Number of children in temporary accommodation –** at the end of 2024-25, there were 63 children in temporary accommodation in York which is an increase from 50 in Q1. The increase has occurred in-line with the overall households in temporary accommodation also rising slightly throughout the year. The proportion of households with dependent children continues to be just under half the total households in temporary accommodation (47% at Q4). The majority of these children are in stable family setups, do not show evidence of achieving worse outcomes, and York continues to report no households with children housed in Bed and Breakfast accommodation.

105. **%pt gap between disadvantaged pupils and their peers achieving 9-4 in English and Maths at KS4 –** Data shows that the gap at age 16 has narrowed both in York (31%) and Nationally (22%) in summer 2024 compared to the previous year. However, this now shows that the gap for York is wider than National.

106. **% of reception year children recorded as being overweight (incl. obese) –** The participation rates for the National Child Measurement Programmes (NCMP) in York for 2023-24 were 96.9% for reception aged children and 94.5% for Year 6 pupils.

- The 2023-24 NCMP found that 22.8% of reception aged children in York were overweight (including obese), compared with 22.1% in England and 23.8% in the Yorkshire and Humber region. York has the fourth lowest rate of overweight (including obese) for reception aged children in the Yorkshire and Humber region. The rate in York has increased compared with 2022-23 (from 19.9% to 22.8%).

- Of Year 6 children in York, 33.5% were overweight (including obese) in 2023-24 compared with 35.8% in England and 37.5% in the Yorkshire and Humber region. York has the second lowest rate of overweight (including obese) for Year 6 children in the Yorkshire and Humber region. The rate in York has increased compared with 2022-23 (from 32.5% to 33.5%).

107. **Slope index of inequality in life expectancy at birth** – Average Life Expectancy for men in York (79.8 years) is above the England average (79.1 years). For women (83.6 years) it is also above the England average (83.1 years).

- Healthy Life Expectancy for men in York (62.0 years) is above the England average (61.5 years). For women (62.7 years) it is also above the England average (61.9 years).

- The Slope Index of Inequality in life expectancy at birth measures the difference in life expectancy between the most and least deprived areas within a population. A higher value indicates a greater difference in life expectancy between the most and least deprived areas, suggesting greater health inequalities. The first published values were for 2011-13.

- Since 2011-13 the inequality in life expectancy for women, in York, has increased (worsened) from 6.2 years to 6.7 years. The English average is currently 8.3 years.

- Since 2011-13 the inequality in life expectancy for men, in York, has increased (worsened) from 6.6 years to 10.1 years. The English average is currently 10.5 years.

- Deprivation deciles are drawn up using data from the 2019 Indices of Multiple Deprivation (IMD). The Lower Super Output Areas (LSOAs) in York are ranked from 1 to 120 on the overall

IMD measure and then divided into local deprivation deciles with 12 LSOAs in each.

- For women, in York, between the most and least deprived deciles there is currently a 9.2 year difference in life expectancy. For men, it is currently a 10.7 year difference in life expectancy.

108. **% of adults (aged 16+) that are physically active –** The latest data from the Adult Active Lives Survey for the period from mid-November 2023 to mid-November 2024 was published in April 2025. In York, 366 people aged 16 and over took part in the survey, and they reported higher levels of physical activity, and lower levels of physical inactivity, compared with the national and regional averages. York has the 6th highest physical activity rate and the lowest physical inactivity rate in England (out of 296 Districts and Unitary Authorities). Positively:

    - 76.5% of people in York did more than 150 minutes of physical activity per week compared with 63.7% nationally and 62.3% regionally. There was a significant improvement in physical activity in York compared with the previous year (69.8%).

    - 12.9% of people in York did fewer than 30 minutes per week compared with 25.1% nationally and 26.9% regionally. There was a significant improvement in physical inactivity in York compared with the previous year (18.8%).

109. **Percentage of people who use services who have control over their daily life –** In 2023-24, 81% of all York's respondents to the Adult Social Care Survey said that they had "as much control as they wanted" or "adequate" control over their daily life, which was higher than the percentage from respondents in the Y&H region as a whole (80%). It is also higher than the corresponding percentage who gave one of these responses in England as a whole (78%). It has slightly increased in York from the 2022-23 figure (78%).

110. **Percentage of people who use services who have control over their daily life – Older People –** In 2023-24, 76% of older people in York that responded to the Adult Social Care Survey said that they had "as much control as they wanted" or "adequate" control over their daily life. This is the same as the corresponding percentages experienced by older people in the Y&H region (76%) and higher than for older people in England as a whole (74%). However, it has decreased in York from the 2022-23 figure (77%).

111. **Overall satisfaction of people who use services with their care and support –** Data at LA and national level for 2023-24 was published in December 2024, and the data shows that there has been a slight decrease in the percentage of York's ASC users who said that they were "extremely" or "very" satisfied with the care and support they received from CYC compared with 2022-23 (down from 67% to 65%). The levels of satisfaction experienced by York's ASC users in 2023-24 were slightly lower than those in the Y&H region (66% said they were "extremely" or "very" satisfied with the care and support from their LA) but the same in England as a whole (where 65% gave one of these answers).

112. **Health Inequalities in wards –** The 'health gap' indicators show the difference between the wards with the highest and lowest values. A lower value is desirable as it indicates less variation in health outcomes based on where people live within the City. Trend data for these indicators helps to monitor whether the gaps are narrowing or widening over time.

- Absolute gap in % of children who reach expected level of development at 2-2.5 years of age between highest and lowest York ward (4 yr aggregated) - The value for this indicator for the 4 year period 2021-22 to 2024-25 was 9.6% (the difference between 95.5% in Haxby & Wigginton and 85.9% in Clifton). The latest value represents an improvement (a narrowing of the gap in York) compared with the previous values of 10.5% for 2020-21 to 2023-24 and 13.7% for 2019-20 to 2022-23.

- Absolute gap in % of children totally or partially breastfeeding at 6-8 weeks between highest and lowest York ward (4 year aggregated ward data) - The value for this indicator for the 4 year period 2021-22 to 2024-25 was 36.4% (the gap between 80.5% in Heworth Without and 44% in Westfield). The latest value represents an improvement (a narrowing of the gap in York) compared with the previous values of 39.3% for 2020-21 to 2023-24 and 39% for 2019-20 to 2022-23.

113. **Children and young people in care per 10k, excluding short breaks –** At the end of June 2025, 235 children and young people were in York's care. As a rate per 10k population, this is just below the National average (2023-24) and within York's expected range. Separated children (also known as 'UASC'), a sub-group of children in care, are expected to increase in number in York due to the National Transfer Scheme. The scheme mandates that "*the Home Office will not*

transfer UASC to an authority that is already looking after UASC in line with, or greater than, 0.1% of their child population". For York, this is equivalent to approximately 34 young people based on current population. However, the number of separated children has decreased, with 14 at the end of June 2025, compared to 21 in December 2024.

114. **Children subject to a Child Protection Plan –** 142 children were the subject of a Child Protection Plan at the end of June 2025. As a rate per 10k population, York is just below the National average (2023-24). The number of children subject to a Child Protection Plan in York ranges (between 125 and 150 in 2024-25) and can be impacted by large family groups. During Q1, several large families became the subject of Child Protection Plans.

Performance - Education and Skills: High quality skills and learning for all

115. **% of working age population qualified to at least L2 and above –** In 2024-25, 93.3% of the working age population in York were qualified to at least L2 and above (GCSE grades 9-4), which is higher than the national and regional figures (86.7% and 85.2% respectively). This result ranks the city of York first regionally. This latest figure is an increase from 2023-24 (90%). It should be noted that there has been a slight change in methodology from 2022-23.

116. **% of working age population qualified to at least L4 and above –** In 2024-25, 59.6% of the working age population in York were qualified to at least L4 and above (certificate of higher education or equivalent), which is higher than the national and regional figures (47.6% and 40% respectively). This result ranks the city of York fourth regionally. The 2024-25 figure is an increase from 2023-24 (53.8%).

117. **% of pupils achieving 9-4 or above in English and Maths at KS4 –** DfE data shows strong performance for York pupils when compared with National averages. In 2023-24, 70.5% of York's Year 11s achieved grades 9-4 in English and Maths (considered a standard pass), compared to 65.5% Nationally.

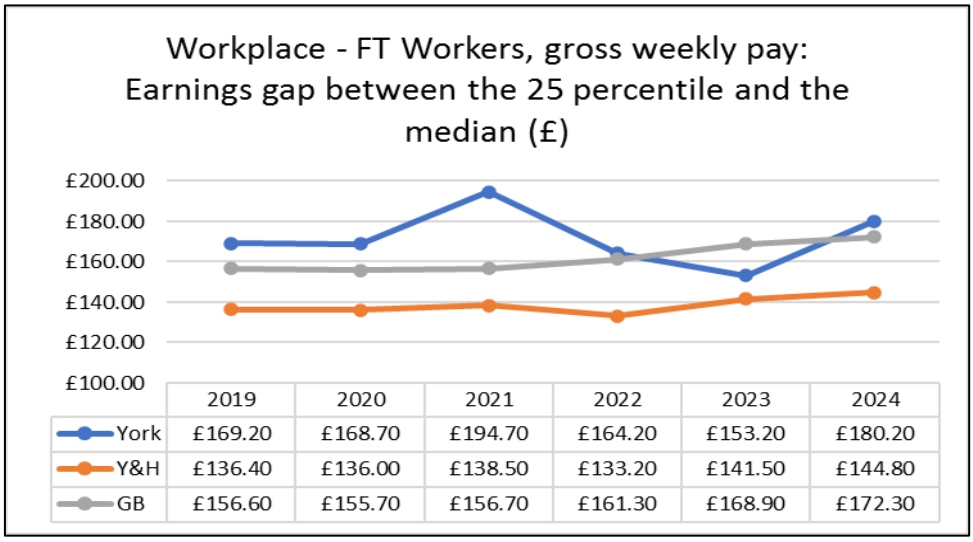
118. **% of children who have achieved a Good Level of Development at Foundation Stage –** In 2023-24, 70% of our 5-year-olds achieved a Good Level of Development compared to 67.7% Nationally, and 66.1% in Yorkshire and Humber.

Performance - Economy: A fair, thriving, green economy for all

119. **Universal Credit Claimants –** At the end of June 2025 there were 14,826 people, in York, on Universal Credit. This is the highest figure to date, surpassing the previous high of 13,236 in February 2021. This is low compared to the region and nationally representing 11% of the working age population in York, compared to 21% regionally and 16% nationally. The figures dropped to a low of 11,054 in May 2022 but they have steadily increased since then. This is a mixture of increased claimants and people who have been converting over from other schemes (Tax Credits and most other legacy benefits), with this picture becoming clearer at the end of 2026 as DWP predicts/plans for all people to have moved over to Universal Credit.

120. There are two types of claimant: those in employment and those not. Both types have been gradually increasing in the last 12 months with the number of those not in employment increasing as claimants of legacy benefits are migrated across to Universal Credit. The increase in the number of those in employment may be attributed to a higher percentage of part time workers (27.9% in York, 23.6% regionally and 23.4% nationally). In the region, York has the highest number of part time workers and the highest number of claimants in employment but the lowest proportion of claimants not in employment (59.1% compared to a regional high of 67.7%).

121. **Earnings gap between the 25 percentile and the median (£) –** In York, the latest figures suggest that median earnings have increased by 8.6% and the 25 percentile earnings have increased by 6.0%, and this means that the earnings gap has increased by 17.6%, in 2024, to £180.20. This is the highest gap since 2021. Nationally, there has been an increase of 2.3% to £172.30 and regionally an increase of 2.0% to £144.80.



	2019	2020	2021	2022	2023	2024
York	£169.20	£168.70	£194.70	£164.20	£153.20	£180.20
Y&H	£136.40	£136.00	£138.50	£133.20	£141.50	£144.80
GB	£156.60	£155.70	£156.70	£161.30	£168.90	£172.30

122. **Housing affordability (median house prices to earnings ratio) –** Owning a home in York remains largely unaffordable. In 2024, full-time employees, in York, could expect to spend around 8.5 times their annual earnings buying a home, compared to 7.7 times annual earnings in England and 5.8 times annual earnings in the region. In York this has decreased by around 7% on last year whilst national and regional levels have both fallen by around 8%.

123. **% of vacant city centre shops –** At the end of June 2025, there were 37 vacant shops in the city centre which equates to 5.9% of all city centre shops. This is 16 shops lower than at the same point in 2024 and much lower than the latest provisional national benchmark in Q1 2025-26 of 13.7%. The latest York figure is the lowest seen for a number of years.

124. **GVA per head (£) –** In 2023-24, the GVA per head in York was £41,162 which was the second highest figure regionally. This latest figure is an increase from last year (£37,748). Annually since 2009-10, the GVA per head has generally been increasing (from £25,976 per head).

125. **% of working age population in employment (16-64) –** In Q3 2024-25, 77.8% of the working age population were in employment, which is higher than the national and regional figures (75.5% and 73.8% respectively) and the York performance gives the city a ranking of third regionally. The figure for Q3 2024-25 in York remains fairly high overall but is lower than the figures seen for the previous two years.

126. **% of Total Employees working for an Accredited Living Wage/Good Business Charter employer –** 16% of employees worked for an Accredited Living Wage employer and 13.5% worked for

an Accredited Good Business Charter employer in 2023-24, which are at the same level as last year.

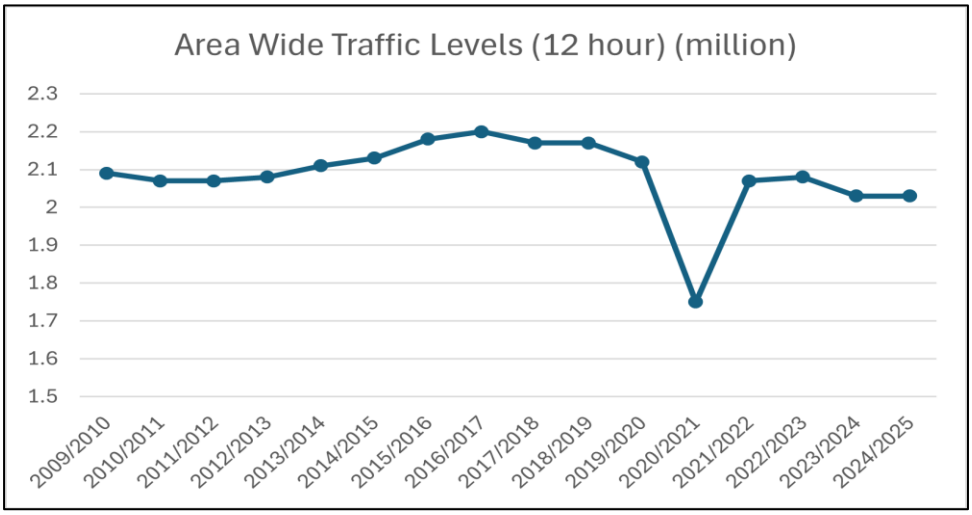
127. **Survival of Newly Born Businesses post 1 year –** In York, 175 businesses were created in Q3 2023-24, down 3% on a year ago. There were 160 business closures in the same quarter, which is 3% higher than in 2022-23. The survival rate post 1 year has been consistently around 94% in York for the last 4 years, with the latest figure of 93.9%. The York figures have been consistently higher than the National and Regional rates (92.3% and 91.7% respectively).

Performance - Transport: Sustainable accessible transport for all

128. **P&R Passenger Journeys** – Passenger journeys for park and ride customers totalled 0.87m during Q1 2025-26, compared to 0.92m in Q1 2024-25 and 1.03m in Q1 2019-20. Passenger journeys for other local providers totalled 0.84m for May 2025 (latest data) compared to 0.87m in May 2024.

129. Although a strong recovery has been made to bus usage post-covid, the long-term behavioural and lifestyle changes of increased online shopping and hybrid working are likely to continue re-shaping the use of public transport. The decrease shown in recent usage compared to the previous year may be related to a number of factors including recent fare increases, city centre congestion with a number of disruptions and works taking place and the recent warm weather leading to greater visits to coastal areas outside of the city.

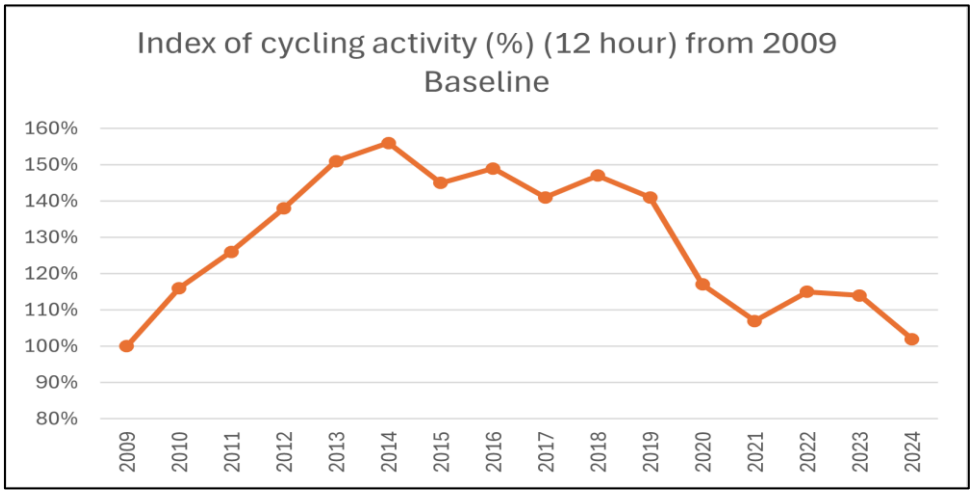
130. **Area Wide Traffic Levels –** Between 2011-12 and 2016-17, the number of vehicles on the city's roads increased year on year to a high of 2.2 million. Following this, the numbers decreased to a low of 1.75m in 2020-21. However, the covid pandemic brought with it numerous national lockdowns and local restrictions so the decrease in traffic levels was to be expected. Since then, figures increased to 2.08m in 2022-23 and have remained fairly comparable since. The latest figure is 2.03m vehicles in 2024-25.



131. **Index of Cycling activity –** From a baseline taken in 2009, cycling figures increased year on year until 2014, where a high of 56% above baseline was achieved. Annual figures from 2014 then slowly started to fall until prior to the pandemic (2019) where cycling levels in the city were around 41% above the baseline. During the pandemic, figures then fell significantly then remained comparable until 2023. The latest data for 2024 shows a drop in cycling activity to only 2% above the baseline of 2009.

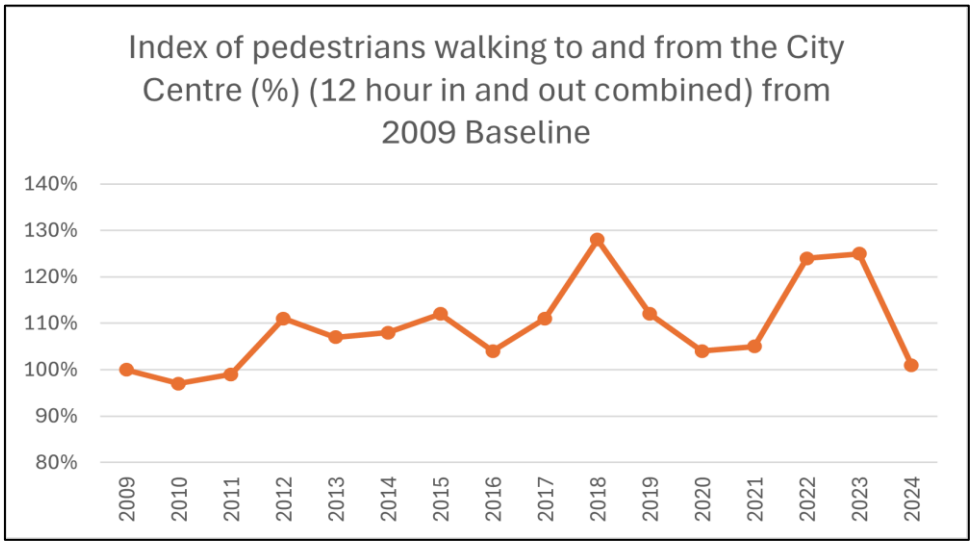
132. Cycling data is collected via automatic traffic counters (24 off road sites) during 5 traffic neutral months each year, alongside a one-day 12-hour manual count on inner cordon and bridge and boundary sites.

133. The pandemic had a huge effect on how people travel around, and how much they travel. Other cities with high levels of cycling have also seen falls in activity. In York, cycling levels appear to have fallen because of a decline in commuting (as a result of more working from home), although travel patterns are still settling down. York has a strong walking and cycling heritage, but if we are to achieve our climate and traffic reduction targets and see a long-term, sustainable increase in rates of cycling, we need to enable more people to choose the bicycle as the primary way of getting around. There is much more to be done to encourage even more people towards riding, wheeling and walking in the future, and we have recently carried out an extensive LTP and Movement and Place consultations to better understand what changes we can make to help support residents to make the change to cycling, and how we can support our cycling communities.

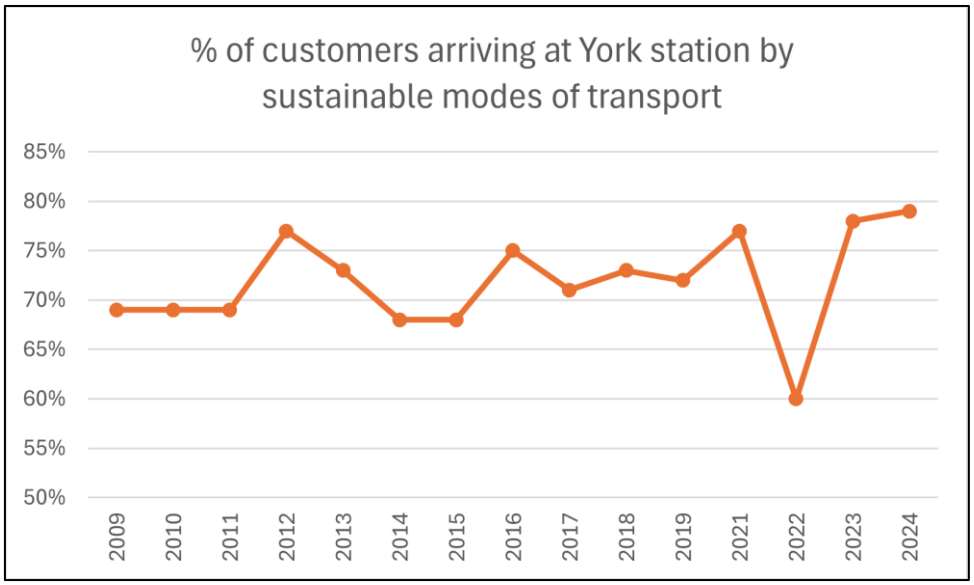


134. **Index of pedestrians walking to and from the City Centre –** From a baseline in 2009 (36,919), there has been a 1% increase in the number of pedestrians walking to and from the city centre in 2024. This is 24 percentage points lower than in 2023, but this drop is likely because there was heavy rain on the day the survey took place, so less people were walking to and from the city centre. Data is gathered on an annual basis over the course of one day; it is a count of pedestrians crossing an inner cordon set just beyond the inner ring road and includes off-road routes such as riverside paths.

135. Walking data is collected over a 12 hour period once per year and there is a valuable record going back many years. However, the limited nature of the data (that it is only collected on one day) mean that other variables such as the weather and roadworks can have undue influence. Looking forward we are exploring more comprehensive ways of gathering data around walking and cycling, using some of the AI technology that is now available.



136. **% of customers arriving at York station by sustainable modes of transport –** In 2024, 79% of customers arrived at York station by sustainable modes of transport which is a slight increase from 78% in 2023. The data is usually gathered by an annual survey which takes place for a five-hour period in seven locations around the station. Members of the public are asked how they arrive at the station and the results are flow weighted to take into account the split of people arriving at each entrance.



137. **The number of CYC electric vehicle recharging points –** There were 103 CYC electric recharging points at the end of Q1 2025-26, which is the same as at the end of 2024-25.

138. When looking at all providers of EV charging, the latest data collated by ZapMap, a charging locator app, shows that for York the total number of publicly available charging devices (all speeds) was 160 at the end of Q4 2024-25 which is an increase from 146 at the start of the year. The number of those which were rapid chargers was 50 at the end of Q4 which is an increase from 36 at Q1. A charging device may have more than one connecter and be able to charge more than one vehicle at a time so the figures do not show total charging capacity but are an indication of and can be used to compare York to national and regional rates. The rate of devices available (all speeds) per 100,000 population was 78.2 for York compared to 66.2 Regionally and 115.4 Nationally. York was just above the Regional and National rates for rapid charging devices at the end of the year at 24.4 per 100,000 population compared to 22.3 Nationally and 21 Regionally.

139. **% of Principal/Non-principal roads where maintenance should be considered –** In 2024-25, the percentage of principal roads in York,

from local figures, where maintenance should be considered was 14% (an increase from 11% in 2023-24). There are two processes for collecting this indicator, a local one for providing the figures above, and a one-off SCANNER survey which is used by the DfT for benchmarking. The latest York figure for SCANNER is 2% for principal roads in 2023-24 and this is slightly lower than the latest available benchmarks in 2023-24 (National average 4% and Regional average 3%).

140. The percentage of non-principal roads in York, from local figures, where maintenance should be considered was 33% in 2024-25 (a large increase from 25% in 2023-24). Like the above indicator, there are two processes for collecting this indicator, a local one for providing the figures above, and a one-off SCANNER survey which is used by the DfT for benchmarking. The latest York figure for SCANNER is 4% for non-principal roads in 2023-24 which is lower than the latest benchmarks in 2023-24 (National average 7% and Regional average 4%). Please note SCANNER surveys were not carried out in York in 2021-22 and 2022-23.

Performance - Housing: Increasing the supply of affordable housing

141. **Number of new affordable homes delivered in York –** During 2024-25, affordable housing completions are significantly below the identified level of need (although 153 affordable homes have been delivered in 2024-25, compared to 122 in 2023-24). National scale challenges are facing many areas with buoyant housing markets such as a shortage of sites for affordable housing and labour and supply chain constraints, and these have affected delivery in York. The council itself is maximising delivery opportunities currently, and will access a range of funding opportunities for direct delivery in addition to securing over half of the total completions during 2024-25 through Section 106 planning agreements. The council's own Housing Delivery Programme will deliver an increased number of affordable homes during 2025-26, including accessing significant grant funding.

142. There is a significant and growing future pipeline of affordable homes with planning permission in place across the council's own newbuild development programme and section 106 planning gain negotiated affordable housing. This has been supported by the progress to adoption of the council's Local Plan. Inclusive of applications with a resolution to approve from Planning Committee, there are over 1,500 affordable homes identified in approved planning applications. The

progress ranges from sites that are being built out currently to others with substantial infrastructure or remediation challenges to resolve prior to development. Over 600 of these have progressed through detailed planning, either as a Full application or Reserved Matters (inclusive of applications with Resolution to Grant from Planning Committee, awaiting s106 agreement). The remainder are at Outline stage, with more uncertainty on timescales and final delivery levels, including the York Central affordable housing contribution.

143. The Government and Combined Authority have stated that housing supply, and affordable homes in particular, are amongst its key delivery priorities and the council will take advantage of new opportunities in this climate wherever possible.

144. **% of dwellings with energy rating in A-C band in the EPC register –** An Energy Performance Certificate (EPC) gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years. Apart from a few exemptions, a building must have an EPC assessment when constructed, sold or let. Whilst the EPC register does not hold data for every property, it can be viewed as an indication of the general efficiency of homes. The rating is based on how a property uses and loses energy for example through heating, lighting, insulation, windows, water and energy sources. Each area is given a score which is then used to determine the A-G rating and a rating of A-C is generally considered to be good energy performance.

145. The % of properties on the register for York with an EPC rating of A-C at the end of May 2025 was 46.3%. This measure has increased incrementally month on month since CYC began reporting on the information in March 2023 when 42% of properties were rated A-C. The largest changes in York continue to be in the middle categories with around 4% less properties rated D-E and around 4% more rated C. Data is based on the last recorded certificate for 63,169 properties on the register for York, some of which will have been last assessed more than ten years ago. The median rating continues to be a score of 68 (Band D) which is the same as the latest national benchmark.

146. **Net Additional Homes –** Between 1st April 2024 and 31st March 2025, a total of **712 net additional homes** were completed. This total comprises two elements:

- There has been a total of 649 net housing completions. This includes the following:
  - 395 were new build homes (60.9%)

  - 258 (39.8%) net additional homes were a result of changes from other uses to residential homes, of which 33 were a result of 'prior approval' consents
  - 4 homes resulted from conversions
  - 8 homes were demolished during the monitoring period

- In terms of the type of sites that were developed:
  - 485 homes (74.7%) were completed on housing sites (Use Class C3)
    - Significant sites providing housing completions (Use Class C3) over the monitoring period have been the Former York City Football Ground, Bootham Crescent (25), Cocoa Works, Haxby Road (Phases II) (35), Former Civil Service Club, Boroughbridge Road (38), Cherry Tree House, 218 Fifth Avenue (48), Germany Beck housing site (69), and Cocoa Works, Haxby Road (Phases I) (172)
  - 54 (8.3%) homes were on individual sites with five or less dwellings
  - 135 (20.8%) net additional off campus, privately managed student 'cluster flats' were completed at Former Alton Cars, 3 James Street.

- A further **63 net equivalent homes** resulted from additional bedspaces created at both new and existing care homes within the authority area during the twelve-month monitoring period.

147. **Net Housing Consents –** Planning applications determined during the full monitoring period of 1st April 2024 to 31st March 2025 resulted in the approval of **739 net additional homes.** A further 416 net additional homes were approved at Planning Committee during the monitoring period and are still awaiting legal agreement sign off.

148. The main features of the housing approvals are:

- 642 of all net homes consented (86.87%) were granted on housing sites (Use Class C3).
- Significant sites granted approval for housing (Use Class C3) include new homes planned for housing allocations ST4: Land to South of Hull Road Heslington (162), ST33: Land to East of Millfield Industrial Estate Main Street Wheldrake (139), H29: Land to S/E of 51 Moor Lane Copmanthorpe (75) and the provision of new homes and the change of use at The Retreat 107 Heslington Road (120)

- 64 homes were approved on sites of 5 or less homes
- 44 homes are to be lost through a change to other uses or through proposed demolition
- 133 purpose built student accommodation (PBSA) 'cluster' flats were approved at Enterprise Rent-a-Car, 15 Foss Islands Road
- A further 416 homes have been approved through a resolution to grant consent at Planning Committee over the last twelve months and are currently subject to the execution of a section 106 legal agreement. The most significant of these sites are:
    - The PBSA approved at 19 to 33 Coney Street (248)
    - Land to South and East of the Cemetery, New Lane Huntington (107)
    - Hungate Development Site (42 net additional homes compared to the previously consented total)

149. **Number of homeless households with dependent children in temporary accommodation –** Having seen some reduction in numbers at the start of 2024-25, households in need of temporary accommodation has increased throughout the year. At the end of 2024-25 there were 33 households with dependent children in temporary accommodation in York rising from 26 in Q1. The increase has occurred in-line with the overall households in temporary accommodation also increasing from 57 households in Q1 to 70 at year end. The % of households in temporary accommodation which have dependent children was 47% which is comparable with previous quarters at just under half the total households and below the national figure for the same period where 63% were families.

150. Of the 33 households with children in temporary accommodation at quarter end, 31 were recorded as accommodated in hostels, this will generally be James House which is designated accommodation for families. The remaining households were in 'other' accommodation which can include a private letting or housed in another LA district. Everyone who is homeless and in temporary accommodation will have a support worker to guide them through the process of finding and keeping future accommodation along with help for budgeting, debt advice, independent living skills, tenancy management and completion of actions on a personal housing plan. York continues to report no households with children housed in Bed and Breakfast accommodation at quarter end.

151. When looking at the total number of households in temporary accommodation per households in area (000s), York has seen a slight increase during 2024-25 but continues to perform positively compared

to benchmarks (0.79 in York compared to 5.38 Nationally and 1.59 Regionally).

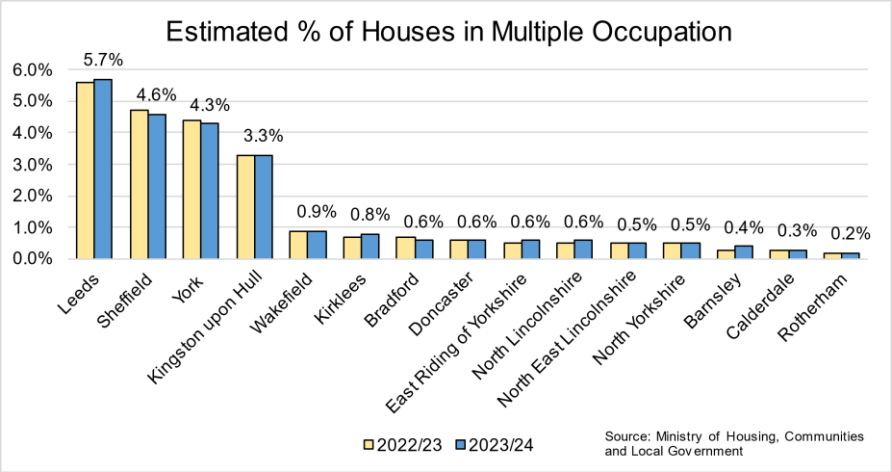
152. **Number of people sleeping rough –** A monthly count of people sleeping rough takes place on the last Thursday of each month. Navigators carry out an early morning street walk checking known rough sleeping hot spots and responding to intelligence or reports of rough sleepers. The latest figure shows that there were 23 people sleeping rough in York in June 2025, which is comparable to 22 people in June 2024. People's circumstances who are measured within the count are a mix of those who don't have access to accommodation, and those that do. In order to gain a better picture on people sleeping rough, the following three breakdowns are being introduced to the monitor about those included in each monthly count. This information will be reported alongside the total from the July count onwards and will be available in the Q2 monitor and Open Data platform.

- Number of people sleeping rough: No Local Connection – those who have no family or friends connection to York.

- Number of people sleeping rough: Accommodation Available (Local Connection) – those where accommodation is available but hasn't been returned to, this can be for a number of reasons including: substance abuse, intoxication, mental health, socialising/street drinking or seeking public donations in the night-time economy. The majority are from York or at least have a Local Connection to York via a family member.

- Number of people sleeping rough: Actual Rough Sleeping (Local Connection) – those who are from York with no accommodation available or are not willing to accept accommodation.

153. **HMO's as % of properties in York** – The estimate of the proportion of Houses in Multiple Occupation (HMO) divided by the total number of dwellings within York in 2023-24 has remained comparable to last year at 4.3% which is the 3rd highest in the region, behind Leeds and Sheffield. The average for England is 1.5% and regionally it is 1.6%. It is not surprising that the levels are higher in university cities as a recent survey suggests that 7 in 10 students live in a privately rented HMO house while studying in the UK.



154. A HMO is defined as an entire house, flat or converted building which is let to three or more persons who form two or more households and who share facilities such as a kitchen, bathroom and toilet.

155. **% of dwellings failing to meet the decent homes standard –** Provisional data submitted through the Regulator for Social Housing (RSH) Return showed that at the end of 2024-25, 144 council properties were considered to be non-decent which is 2% of council housing stock. The 2024-25 figure is a slight increase from 1.9% of properties at the end of 2023-24. The national figure reported by the RSH for 2023-24 was 3.6%. The RSH return remains in validation progress with final figures and benchmarking due in the coming months.

156. An increase in the number of non-decent properties for York was anticipated following the commissioning of a Full Stock Condition Survey to be carried out on HRA housing stock during 2024. The extensive survey provided a range of information on the internal, external and communal safety and condition of each property. Around 6,400 (87%) council owned homes were inspected with the remainder being made a priority for 2025 onwards to continue improving information held and the quality of homes.

157. **% of repairs completed on first visit –** The percentage of repairs completed on the first visit was 83.1% in Q1 2025-26, which remains high and is a slight increase from 82.9% in 2024-25.

158. **Number of void properties –** There were 55 void properties at the end of 2024-25, which is a slight increase from the 52 void properties at the end of March 2024. This figure has now increased to 72 at the end of Q1 2025-26.

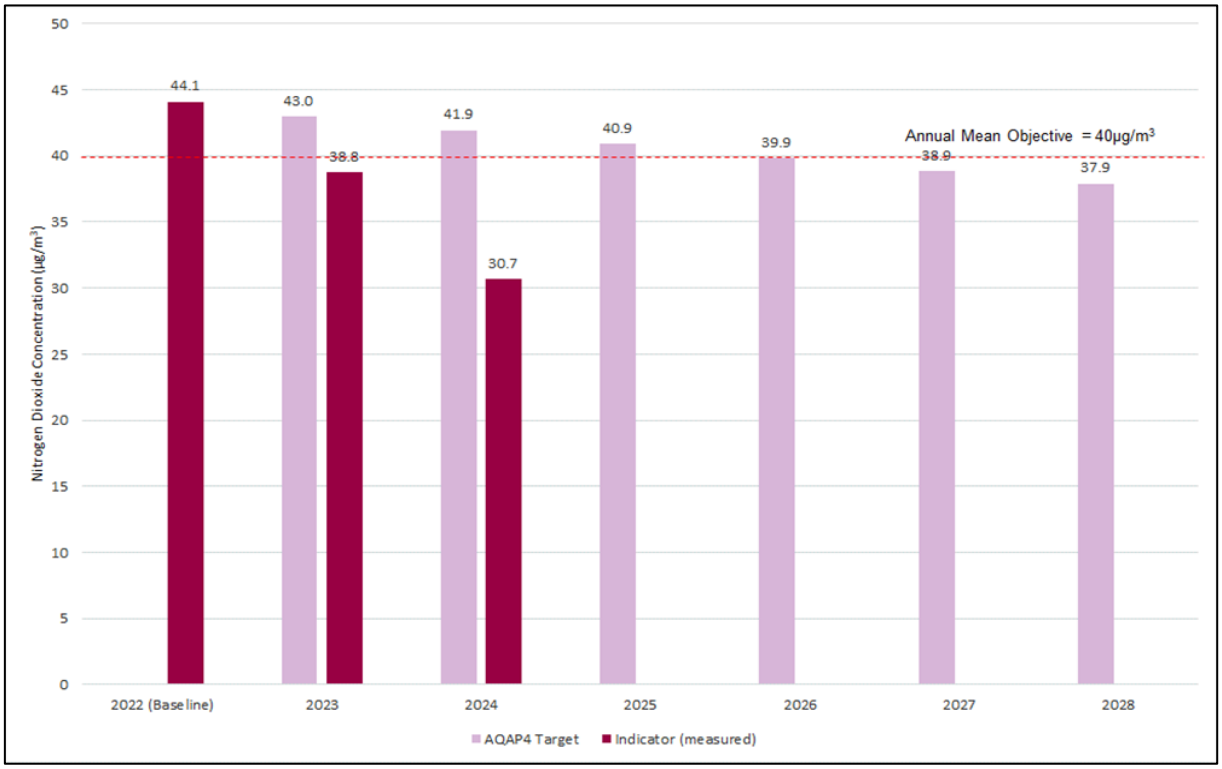
159. **% of tenants satisfied that their landlord provides a home that is well maintained –** In 2023-24 in York, 64% of tenants were satisfied that the landlord provides a well maintained home, which is one of the tenant satisfaction measures collected for the Regulator for Social Housing (RSH). The national figure for 2023-24 reported by RSH was 67%. Results from the 2024-25 Tenant Satisfaction Survey show a reduction in this area with 56% of respondents reporting that they were satisfied. National figures for 2024-25 are due in late summer.

160. Combined with tenant feedback, data received from the 2024 stock condition survey, where around 87% of properties were physically inspected, provides further evidence for the council to assess the condition of homes and act on results. York continues to focus on key compliance rates for gas, fire, lift, asbestos and water hygiene safety across housing stock.

Performance - Sustainability: Cutting carbon, enhancing the environment for our future

161. **Average of maximum annual mean Nitrogen Dioxide concentration recorded across three areas of technical breach –** With the exception of 2024 (and 2020 during the pandemic), CYC's air quality monitoring network has previously demonstrated sustained exceedances of the health-based nitrogen dioxide objective of 40µg/m3 in 3 areas of the city, namely Gillygate/Lord Mayor's Walk, Blossom Street/Holgate Road and Rougier Street/George Hudson Street. These are referred to as 'technical breach areas' and fall within CYC's Air Quality Management Area.

162. Whilst not all monitoring points within these areas were exceeding health-based standards, there has previously been at least one monitor at a point of relevant public exposure within each area that was above the annual mean objective of 40µg/m3. This indicator considers an average of the maximum annual mean concentrations of NO2 in these three areas.



163. As can be seen from the graph above:
    - Projections undertaken for CYC's Fourth Air Quality Action Plan (AQAP4) suggested that it might take until 2026-27 for this indicator to fall below 40µg/m3. However, the rate of improvement observed in York between 2022-2024 has significantly exceeded that observed in earlier years from 2012-2022 (which was around 2.5% improvement a year over 10 years).
    - The AQAP4 target was met in 2024 and the indicator is well within the 40µg/m3 health-based objective. This is a positive result.

164. Measures such as the introduction of further electric buses (and other types of electric vehicle) across the network have undoubtedly contributed to this success. In line with commitments in AQAP4, CYC aims to improve air quality further in all areas to improve public health.

165. **Percentage of household waste sent for reuse, recycling or composting –** The latest provisional data for the proportion of household waste sent for reuse, recycling or composting was 41.6% within 2024-25, which has remained at a similar level to 41.7% in 2023-24. There has also been a small decrease in the total household waste collected (855kg per household from the same time last year (883kg)), a reduction in reuse, recycling or composting waste per household (356kg from 359kg in 2023-24) and residual (approx. non-recycling)

household waste decreased to 500kg per household (524kg in 2023-24).

166. **Level of CO2 emissions across the city and from council buildings and operations –** Emissions associated with council operations have been reducing across every category we measure, due to the work underway to improve the energy efficiency of our buildings and fleet electrification. However, improvements to the scope and accuracy of our reporting methodology mean that new emissions are now being recorded, resulting in an overall increase in reported operational emissions. Fully understanding our emissions is an important step in managing and mitigation our impact. Further details are available here: https://democracy.york.gov.uk/documents/s179414/Report.pdf. City-wide emissions have experienced a small increase in 2021, following post-covid restrictions. While this rebound is not unexpected, emissions have not returned to pre-covid levels following the long-term trend of emissions reduction since 2005. The rate of reduction over this time, however, is not sufficient to meet our net zero by 2030 ambition and significant emissions reductions are needed over the remaining years. Further details are available here: https://democracy.york.gov.uk/documents/s179439/EMDS_City%20Wide%20Emissions%202024.pdf

167. **% of Talkabout panel satisfied with their local area as a place to live –** The second bi-annual resident satisfaction survey taken by the Talkabout panel took place during Q3 2024-25. Results from the Q3 2024-25 Talkabout survey showed that 80% of the panel were satisfied with York as a place to live, a five percentage point decrease from the previous survey, returning to the same level as Q3 2023-24. 80% were satisfied with their local area, consistent with results from Q3 2023-24, and consistently higher than the average from the Community Life Survey, which recorded the lowest level of satisfaction since the survey began in 2013-14, at 74%. Results from the Q1 2025-26 Talkabout survey will be available in the Q2 Monitor.

168. **% of Talkabout panel who give unpaid help to any group, club or organisation –** Results from the Q3 2024-25 Talkabout survey found that 66% of panellists had given unpaid help to any group, club or organisation within the last 12 months. The government's Community Life Survey 2023-24 recorded that 54% had taken part in either formal or informal volunteering at least once in the last 12 months. Results from the Q1 2025-26 Talkabout survey will be available in the Q2 Monitor.

169. **Number of trees planted (CYC) –** During 2024-25, CYC planted circa 213 standards (trees around 2-3 metre in height) and 2,492 whips (trees around 30-50 centimetre in height) within the city's highway verges, parks and open spaces. Thirty of the standards were planted by the Council's Public Realm team with the remaining 183 standards and all whips delivered through the Council's 'Green Streets' initiative fully funded by external grants totalling £175,000. Whip planting included the creation of two 'Miyawaki' micro-woods to mark the coronation of King Charles III.

170. Adding these figures to the 150 standards and 2,516 whips planted during 2023-24 (fully supported by £75,000 external grant funding) brings the total number of trees delivered during the current Council Plan period to 5,371, exceeding, ahead of time, the Council's commitment to plant 4,000 additional trees by March 2028 to address the climate and nature emergencies.

171. Spring 2025 across England was the driest since 1893, with all areas receiving well below average rainfall. The challenging conditions has led to a higher number of trees than normal failing to establish successfully. The council's contractor will re-stock failed trees later this year in line with contract requirements to maintain target outputs.

172. **% of Talkabout panel who think that the council are doing well at improving green spaces –** The results for Q3 2024-25 showed that 38% of respondents agreed the Council and its partners are doing well at improving green spaces, consistent with results from Q1 2024-25. Results from the Q1 2025-26 Talkabout survey will be available in the Q2 Monitor.

Performance - How the council will operate

173. **FOI and EIR – % of requests responded to in-time (YTD) –** 96% of FOI and EIR requests were responded to in-time during Q1 2025-26, which is an increase from 89% in 2023-24 and the highest figure seen for a number of years.

174. **% of 4Cs complaints responded to in-time –** There has been a large decrease in the number of corporate complaints received over recent years with 1,054 received in 2024-25 (compared to 1,310 in 2023-24 and 1,866 in 2022-23). This decrease has continued into 2025-26, with 222 complaints received in Q1. The percentage of corporate complaints responded to in time during 2024-25 was 70.1% which is a

large decrease from 85.5% in 2023-24. However, the figures were lower during the start of the year but had increased in the second half. The Q1 2025-26 figure was 82% showing a continued improvement.

175. **% of the Talkabout panel reporting an excellent, good, satisfactory or poor experience when they last contacted the council about a service –** The results for this indicator for Q3 2024-25 show that the majority of the panel report having a 'good' (28%) or 'satisfactory' (38%) experience when they last contacted the Council, with 11% reporting an 'excellent' experience and 23% reporting a 'poor' experience, consistent with Q1 2024-25. Results from the Q1 2025-26 Talkabout survey will be available in the Q2 Monitor.

176. **Average sickness days per full time equivalent (FTE) employee –** At the end of May 2025, the average number of sickness days per FTE (rolling 12 months) had increased to 11.9 days from 11.4 in May 2024. The latest benchmarks show that the CIPD public sector benchmark is 10.6 days per FTE, putting us above national trends.

177. **York Customer Centre average speed of answer –** Phones were answered, on average, in 1 minute and 11 seconds during Q1 2025-26 by the York Customer Centre. This is slower than in 2024-25 (42 seconds) but comparable with the previous few years. Call volumes have increased in the last year mainly due to garden waste calls.

Consultation Analysis

178. Not applicable

Options Analysis and Evidential Basis

179. Not applicable

Organisational Impact and Implications

180. The recommendations in the report potentially have implications across several areas. However, at this stage

- **Financial implications** are contained throughout the main body of the report. The actions and recommendations contained in this report should ensure the continued financial stability and resilience of the Council both in the current year and in future years.

- **Human Resources (HR),** there are no direct implications related to the recommendations.
- **Legal** The Council is under a statutory obligation to set a balanced budget on an annual basis. Under the Local Government Act 2003 it is required to monitor its budget during the financial year and take remedial action to address overspending and/or shortfalls of income.
- **Procurement**, there are no specific procurement implications to this report.
- **Health and Wellbeing**, there are no direct implications related to the recommendations.
- **Environment and Climate action**, there are no direct implications related to the recommendations.
- **Affordability**, there are no direct implications related to the recommendations.
- **Equalities and Human Rights**, there are no direct implications related to the recommendations.
- **Data Protection and Privacy,** there are no implications related to the recommendations.
- **Communications**, there are no direct implications related to the recommendations.
- **Economy**, there are no direct implications related to the recommendations.

Risks and Mitigations

181. An assessment of risks is completed as part of the annual budget setting exercise. These risks are managed effectively through regular reporting and corrective action being taken where necessary and appropriate.

Wards Impacted

182. All.

Contact details

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Annexes

Annex 1: Q1 Performance Tables - City Outcomes and Council Delivery Indicators 2023-2027

Annex 2: City Centre Movement and Place Dashboard August 2025

Annex 1 - Performance - City Outcomes and Council Delivery Indicators 2023-2027

Financial Health (Council)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
Forecast Budget Outturn (£000s Overspent / -Underspent) - CYC Subtotal (excluding contingency)	£3,896 (Q1 2024/25)	£4,909 (Q1 2025/26)	⇨	Quarterly	Not available	Q2 2025/26 data available in November 2025
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

Health and wellbeing: A health generating city (City)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
Income Deprivation Affecting Children Index (IDACI)	0.12 (2022/23)	0.1 (2023/24)	⇩ Good	5 yearly	National Rank 2023/24: 253	2024/25 data available in December 2025
Number of children in temporary accommodation - (Snapshot)	45 (2023/24)	63 (2024/25)	⇨	Quarterly	No benchmarking as local indicator	Q1 2025/26 data available in October 2025
%pt gap between disadvantaged pupils (eligible for FSM in the last 6 years, looked after and adopted from care) and their peers achieving 9-4 in English & Maths at KS4	43.6% (2022/23)	31.1% (2023/24)	⇩ Good	Annual	National Data 2023/24 21.90%	2024/25 data available in December 2025
% of reception year children recorded as being overweight (incl. obese) (single year)	19.9% (2022/23)	22.8% (2023/24)	⇨	Annual	National Data 2023/24 22.10%	2024/25 data available in November 2025
Slope index of inequality in life expectancy at birth - Female - (Three year period)	6.7 (2022/23)	6.7 (2023/24)	⇨	Annual	Regional Rank 2023/24: 4	2024/25 data available in May 2026
Slope index of inequality in life expectancy at birth - Male - (Three year period)	10.6 (2022/23)	10.1 (2023/24)	⇨	Annual	Regional Rank 2023/24: 4	2024/25 data available in May 2026
% of adults (aged 16+) that are physically active (150+ moderate intensity equivalent minutes per week, excl. gardening)	69.8% (2023/24)	76.5% (2024/25)	⇧ Good	Annual	National Data 2024/25 63.7%	2025/26 data available in April 2026
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

Health and wellbeing: A health generating city (Council)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
Percentage of people who use services who have control over their daily life	78% (2022/23)	81% (2023/24)	⇨	Annual	National Data 2023/24 78%	2024/25 data available in January 2026
Percentage of people who use services who have control over their daily life - Older People	77% (2022/23)	76% (2023/24)	⇨	Annual	National Data 2023/24 74%	2024/25 data available in January 2026
Overall satisfaction of people who use services with their care and support	66.5% (2022/23)	65.1% (2023/24)	⇨	Annual	National Data 2023/24 65.40%	2024/25 data available in January 2026
Health Inequalities in wards	See below	See below	⇨	Annual	See below	See below
Absolute gap in mortality ratio for deaths from circulatory disease (under 75) between highest and lowest York ward (5 year aggregated)	153.8 (2019/20)	141.1 (2020/21)	⇨	Annual	No benchmarking as local indicator	2023/24 data available in August 2025
Gap in years in Life Expectancy at birth for Males between highest and lowest York ward (5 year aggregated)	10.2 (2019/20)	11.7 (2020/21)	⇨	Annual	No benchmarking as local indicator	2023/24 data available in August 2025
Gap in years in Life Expectancy at birth for Females between highest and lowest York ward (5 year aggregated)	8.2 (2019/20)	11.1 (2020/21)	⇨	Annual	No benchmarking as local indicator	2023/24 data available in August 2025
Absolute gap in hospital admission ratio for self-harm between highest and lowest York ward (5 year aggregated)	133.2 (2019/20)	119.6 (2020/21)	⇨	Annual	No benchmarking as local indicator	2023/24 data available in August 2025

Absolute gap in hospital admission ratio for alcohol-related harm (narrow definition) between highest and lowest York ward (5 year aggregated)	70.7 (2017/18)	88.8 (2020/21)	⇨	Annual	No benchmarking as local indicator	2023/24 data available in August 2025
Absolute gap in % of children who reach expected level of development at 2-2.5 years of age between highest and lowest York ward (4 yr aggregated)	10.5% (2023/24)	9.6% (2024/25)	⇩ Good	Annual	No benchmarking as local indicator	2025/26 data available in June 2026
Absolute gap in % of Year 6 recorded overweight (incl. obesity) between highest and lowest York ward (3 year aggregated)	24.7% (2022/23)	22.8% (2023/24)	⇨	Annual	No benchmarking as local indicator	2024/25 data available in December 2025
Absolute gap in % of children totally or partially breastfeeding at 6-8 weeks between highest and lowest York ward (4 year aggregated ward data)	39.3% (2023/24)	36.4% (2024/25)	⇨	Annual	No benchmarking as local indicator	2025/26 data available in June 2026
Number of children in care, excluding Short Breaks - (Snapshot)	240 (2024/25)	235 (Q1 2025/26)	⇨	Quarterly	National Data 2023/24 70 per 10k	Q2 2025/26 data available in October 2025
Number of children subject to a Child Protection Plan - (Snapshot)	126 (2024/25)	142 (Q1 2025/26)	⇨	Quarterly	National Data 2023/24 41.6 per 10k	Q2 2025/26 data available in October 2025
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

Education and Skills: High quality skills and learning for all (City)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
% of working age population qualified - to at least L2 and above (New methodology from 2022/23)	90% (2023/24)	93.3% (2024/25)	⇧ Good	Annual	National Data 2024/25: 86.7% Regional Data 2024/25: 85.2%	2025/26 data available in April 2026
% of working age population qualified - to at least L4 and above (New methodology from 2022/23)	53.8% (2023/24)	59.6% (2024/25)	⇧ Good	Annual	National Data 2024/25: 47.6% Regional Data 2024/25: 40%	2025/26 data available in April 2026
% of pupils achieving 9-4 or above in English & Maths at KS4 (C or above before 2016/17)	70.2% (2022/23)	70.5% (2023/24)	⇨	Annual	National Data 2023/24 65.50%	2024/25 data available in December 2025
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

Education and Skills: High quality skills and learning for all (Council)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
% of children who have achieved a Good Level of Development (GLD) at Foundation Stage - (Snapshot)	69.7% (2022/23)	70% (2023/24)	⇨	Annual	National Data 2023/24 67.70%	2024/25 data available in December 2025
Number of children who are eligible for a free school meal in the primary sector (excluding Danesgate) - (Jan Census snapshot)	2,320 (2023/24)	2,337 (2024/25)	⇨	Annual	No benchmarking as local indicator	2025/26 data available in July 2026
% of children who are eligible for a free school meal in the primary sector (excluding Danesgate)	17% (2023/24)	17.5% (2024/25)	⇨	Annual	National Data 2024/25 24.73%	2025/26 data available in July 2026
Number of children who are eligible and taking a free school meal in the primary sector (excluding Danesgate) - (Jan Census snapshot)	1,938 (2023/24)	1,942 (2024/25)	⇨	Annual	No benchmarking as local indicator	2025/26 data available in July 2026
% of children taking a free school meal in the primary sector (excluding Danesgate) - (Jan Census snapshot)	14.2% (2023/24)	14.6% (2024/25)	⇨	Annual	No benchmarking as local indicator	2025/26 data available in July 2026
Number of children who are eligible for a free school meal in the secondary sector (excluding Danesgate) - (Jan Census snapshot)	1,729 (2023/24)	1,872 (2024/25)	⇨	Annual	No benchmarking as local indicator	2025/26 data available in July 2026
% of children who are eligible for a free school meal in the secondary sector (excluding Danesgate)	15.2% (2023/24)	16.5% (2024/25)	⇨	Annual	National Data 2024/25 25.85%	2025/26 data available in July 2026
Number of children who are eligible and taking a free school meal in the secondary sector (excluding Danesgate) - (Jan Census snapshot)	1,299 (2023/24)	1,262 (2024/25)	⇨	Annual	No benchmarking as local indicator	2025/26 data available in July 2026

% of children taking a free school meal in the secondary sector (excluding Danesgate) - (Jan Census snapshot)	11.4% (2023/24)	11.1% (2024/25)	⇨	Annual	No benchmarking as local indicator	2025/26 data available in July 2026
Total number of children who are eligible for a free school meal - (York LA Local Measure) - (Jan Census snapshot)	4,246 (2023/24)	4,441 (2024/25)	⇨	Annual	No benchmarking as local indicator	2025/26 data available in July 2026
Total number of children who are eligible and taking a free school meal - (York LA Local Measure) - (Jan Census snapshot)	3,289 (2023/24)	3,278 (2024/25)	⇨	Annual	No benchmarking as local indicator	2025/26 data available in July 2026
Total number of active EHCPs overseen by SEND Services (Snapshot)	1,610 (2024/25)	1,668 (May 2025)	⇨	Monthly	No benchmarking as local indicator	Q1 2025/26 data available in August 2025
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

Economy: A fair, thriving, green economy for all (City)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
Universal Credit: Claimants	14,159 (2024/25)	14,826 (Q1 2025/26)	⇧ Bad	Quarterly	Not available	Q2 2025/26 data available in October 2025
Workplace Earnings gap between the 25 percentile and the median (£) (York)	£153.20 (2023/24)	£180.20 (2024/25)	⇧ Bad	Annual	National Data 2024/25 £172.30	2025/26 data available in December 2025
Housing affordability (median house prices to earnings ratio)	9.3 (2022/23)	8.5 (2023/24)	⇨	Annual	National Data 2023/24 7.5	2024/25 data available in March 2026
% of vacant city centre shops	6.5% (2024/25)	5.9% (Q1 2025/26)	⇩ Good	Monthly	National Data Q1 2025/26 13.7%	Q2 2025/26 data available in October 2025
Business Startups - (YTD)	796 (February 2023)	767 (February 2024)	⇨	Quarterly	No longer available	No longer available
GVA per head (£)	37,748 (2022/23)	41,162 (2023/24)	⇧ Good	Annual	Regional Rank 2023/24: 2	2024/25 data available in June 2026
% of working age population in employment (16-64)	76.1% (Q2 2024/25)	77.8% (Q3 2024/25)	⇨	Quarterly	National Data Q3 2024/25 75.50%	Q4 2024/25 data available in August 2025
% of Total Employees working for an Accredited Good Business Charter employer	13.4% (2022/23)	13.5% (2023/24)	⇨	Annual	No benchmarking as local indicator	2024/25 data available in November 2025
% of Total Employees working for an Accredited Living Wage employer	16% (2022/23)	16.4% (2023/24)	⇨	Annual	No benchmarking as local indicator	2024/25 data available in November 2025
Survival of Newly Born Businesses post 1 year	94.4% (2021/22)	93.9% (2022/23)	⇨	Annual	Benchmark Post 2 years 2021/22 69.40%	2023/24 data available in November 2025
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

Transport: Sustainable accessible transport for all (City)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
P&R Passenger Journeys	0.92m (Q1 2024/25)	0.87m (Q1 2025/26)	⇨	Quarterly	No benchmarking as local indicator	Q2 2025/26 data available in October 2025
Local bus passenger journeys originating in the authority area (excluding P&R)	0.87m (May 2024)	0.84m (May 2025)	⇨	Quarterly	No benchmarking as local indicator	Q1 2025/26 data available in August 2025
Area Wide Traffic Levels (07:00 -19:00) (Excluding A64) from 2009/10 baseline (2.09m)	2.03m (2023/24)	2.03m (2024/25)	⇨	Annual	No benchmarking as local indicator	2025/26 data available in July 2026
Index of cycling activity (12 hour) from 2009 Baseline (31,587)	114% (2023)	102% (2024)	⇨	Annual	No benchmarking as local indicator	2025 data available in July 2026
Index of pedestrians walking to and from the City Centre (12 hour in and out combined) from 2009/10 Baseline (37,278)	125% (2023)	101% (2024)	⇨	Annual	No benchmarking as local indicator	2025 data available in July 2026
% of customers arriving at York Station by sustainable modes of transport (cycling, walking, taxi or bus - excluding cars, Lift, Motorcycle, Train)	78% (2023)	78.7% (2024)	⇨	Annual	No benchmarking as local indicator	2025 data available in July 2026
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

Transport: Sustainable accessible transport for all (Council)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
The number of CYC electric vehicle recharging points in York	103 (2024/25)	103 (Q1 2025/26)	⇨	Quarterly	No benchmarking as local indicator	Q2 2025/26 data available in October 2025
% of Principal roads where maintenance should be considered (Local Recording)	11% (2023/24)	14% (2024/25)	⇨	Annual	No benchmarking as local indicator	2025/26 data available in April 2026
% of Principal roads where maintenance should be considered (Scanner - NI - 130-01)	NC	2% (2023/24)	⇨	Annual	National Data (Scanner DfT Comparison) 2023/24 4%	2024/25 data available in August 2025
% of Non-principal classified roads where maintenance should be considered (Local Recording)	25% (2023/24)	33% (2024/25)	⇧ Bad	Annual	No benchmarking as local indicator	2025/26 data available in April 2026
% of Non-principal classified roads where maintenance should be considered (Scanner - NI 130-02)	NC	4% (2023/24)	⇨	Annual	National Data (Scanner DfT Comparison) 2023/24 7%	2024/25 data available in August 2025
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

Housing: Increasing the supply of affordable housing (City)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
Number of new affordable homes delivered in York	122 (2023/24)	153 (2024/25)	⇧ Good	Quarterly	No benchmarking as local indicator	Q1 2025/26 data available in August 2025
% of dwellings with energy rating in A-C band in the EPC Register - Snapshot	46.1% (2024/25)	46.3% (May 2025)	⇧ Good	Monthly	National Data 2023/24 59.7% Regional Data 55.3%	Q1 2025/26 data available in August 2025
Net Additional Homes Provided - (YTD)	528 (2023/24)	712 (2024/25)	⇧ Good	Bi-annual	No benchmarking as local indicator	2025/26 half-year data available in October 2025
Net Housing Consents - (YTD)	658 (2023/24)	739 (2024/25)	⇧ Good	Bi-annual	No benchmarking as local indicator	2025/26 half-year data available in October 2025
Number of homeless households with dependent children in temporary accommodation - (Snapshot)	29 (2023/24)	33 (2024/25)	⇨	Quarterly	No benchmarking as local indicator	Q1 2025/26 data available in October 2025
Number of people sleeping rough - local data - (Snapshot)	22 (Q1 2024/25)	23 (Q1 2025/26)	⇨	Monthly	No benchmarking as local indicator	Q2 2025/26 data available in October 2025
HMO's as % of properties in York	4.4% (2022/23)	4.3% (2023/24)	⇨	Annual	National Data 2023/24 1.50%	2024/25 data available in April 2026
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

Housing: Increasing the supply of affordable housing (Council)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
% of dwellings failing to meet the decent homes standard	1.9% (2023/24)	2% (Prov) (2024/25)	⇨	Annual	National Data (RSH Return) 2023/24 3.64%	2025/26 data available in July 2026
% of Repairs completed on first visit	82.9% (2024/25)	83.1% (Q1 2025/26)	⇨	Quarterly	Housemark Median 2023/24 88.63%	Q2 2025/26 data available in October 2025
Number of Void Properties - Standard Voids - (Snapshot)	55 (2024/25)	72 (Q1 2025/26)	⇧ Bad	Monthly	No benchmarking as local indicator	Q2 2025/26 data available in October 2025
Number of Void Properties - Major Works Voids - (Snapshot)	7 (2024/25)	2 (Q1 2025/26)	⇩ Good	Monthly	No benchmarking as local indicator	Q2 2025/26 data available in October 2025
Number of Void Properties - Capital Projects Voids - (Snapshot)	19 (2024/25)	6 (Q1 2025/26)	⇩ Good	Monthly	No benchmarking as local indicator	Q2 2025/26 data available in October 2025
Number of Void Properties - Total Voids (Excludes Not Offerable) - (Snapshot)	81 (2024/25)	80 (Q1 2025/26)	⇨	Monthly	No benchmarking as local indicator	Q2 2025/26 data available in October 2025
Number of Void Properties - Not Offerables - (Snapshot)	79 (2024/25)	83 (Q1 2025/26)	⇨	Monthly	No benchmarking as local indicator	Q2 2025/26 data available in October 2025
% of tenants satisfied that their landlord provides a home that is well maintained	63.6% (2023/24)	56.1% (2024/25)	⇩ Bad	Annual	National Data (RSH Return) 2023/24 66.90%	2025/26 data available in February 2026
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

Sustainability: Cutting carbon, enhancing the environment for our future (City)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
The average of maximum annual mean Nitrogen Dioxide concentration recorded across three areas of technical breach (at points of relevant public exposure) - Calendar year	38.8 (2023)	30.7 (2024)	⇩ Good	Annual	No benchmarking as local indicator	2025/26 data available in April 2026
Percentage of household waste sent for reuse, recycling or composting	41.7% (Prov) (2023/24)	41.6% (Prov) (2024/25)	⇨	Quarterly	National Data 2023/24 42.30% (Prov)	Q1 2025/26 data available in October 2025
Carbon emissions across the city (tonnes of carbon dioxide equivalent) - (Calendar Year)	816 (2020)	906 (2021)	⇨	Annual	No benchmarking as local indicator	2022 data available in November 2025
% of Talkabout panel satisfied with their local area as a place to live	79.7% (2023/24)	80.4% (2024/25)	⇨	Bi-annual	Community Life Survey 2023/24 74%	Q1 2025/26 data available in August 2025
% of Talkabout panel who give unpaid help to any group, club or organisation	60.2% (2023/24)	65.6% (2024/25)	⇧ Good	Bi-annual	Community Life Survey 2023/24 54%	Q1 2025/26 data available in August 2025
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

Sustainability: Cutting carbon, enhancing the environment for our future (Council)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
Level of CO2 emissions from council buildings and operations (tonnes of carbon dioxide equivalent)	3,462.4 (2022/23)	3,309 (2023/24)	⇩ Good	Annual	No benchmarking as local indicator	2024/25 data available in November 2025
Number of trees planted (CYC)	2,666 (2023/24)	2,705 (2024/25)	⇨	Annual	No benchmarking as local indicator	2025/26 data avilable in April 2026
% of Talkabout panel who think that the council are doing well at improving green spaces	36.8% (2023/24)	37.5% (2024/25)	⇨	Bi-annual	No benchmarking as local indicator	Q1 2025/26 data available in August 2025
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

How the Council will operate (Council)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
FOI & EIR - % Requests responded to In time - (YTD)	95.3% (2024/25)	96.3% (Q1 2025/26)	⇨	Monthly	Not available	Q2 2025/26 data available in October 2025
% of 4Cs Complaints responded to 'In Time'	70.1% (2024/25)	82% (Q1 2025/26)	⇨	Monthly	Not available	Q2 2025/26 data available in October 2025
The % of the Talkabout panel reporting an 'excellent' experience when they last contacted the council about a service	10.9% (2023/24)	11.4% (2024/25)	⇨	Quarterly	No benchmarking as local indicator	Q1 2025/26 data available in August 2025
The % of the Talkabout panel reporting a 'good' experience when they last contacted the council about a service	34.9% (2023/24)	27.8% (2024/25)	⇨	Quarterly	No benchmarking as local indicator	Q1 2025/26 data available in August 2025
The % of the Talkabout panel reporting a 'satisfactory' experience when they last contacted the council about a service	34.5% (2023/24)	38.2% (2024/25)	⇨	Quarterly	No benchmarking as local indicator	Q1 2025/26 data available in August 2025
The % of the Talkabout panel reporting a 'poor' experience when they last contacted the council about a service	19.7% (2023/24)	22.7% (2024/25)	⇨	Quarterly	No benchmarking as local indicator	Q1 2025/26 data available in August 2025
Average Sickness Days per FTE - CYC (Excluding Schools) - (Rolling 12 Month)	11.4 (May 2024)	11.9 (May 2025)	⇨	Monthly	CIPD (Public Sector) 2022/23 10.6	Q1 2024/25 data available in August 2025
York Customer Centre average speed of answer	00:00:42 (Phone) (2024/25)	00:01:11 (Phone) (Q1 2025/26)	⇨	Monthly	No benchmarking as local indicator	Q2 2025/26 data available in October 2025
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

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City of York Council

City centre movement and place data

Area	Subject	Source	Description
1	City Economics	Various	Various high-level datasets related to economic patterns in York
2	Vacancy	CYC NNDR records	Shop vacancy levels for City Centre and Secondary Shopping Areas
3	Footfall	MRI	Footfall for Parliament Street and Micklegate
4	Sales	Beauclair	Sales and Transactions for City Centre and Urban Shopping Areas
5	Tourism	Visit York	Various datasets related to tourism patterns in York
6	Other	Various	Various other supporting datasets
7	To Follow	Various	BT Active - Footfall for City Centre and Urban Shopping Areas, Other vacancy level data

Produced by CYC Business Intelligence

City centre movement and place data

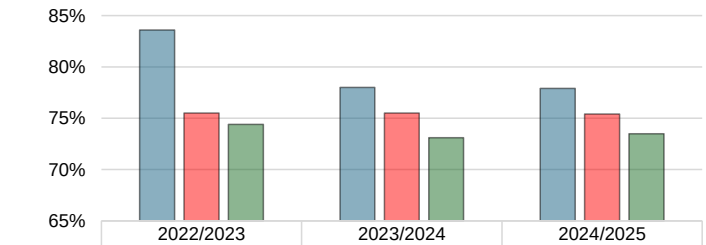
Type	York Indicator	Frequency	Latest data	DofT (last 3 data points)	DofT (last 12 data points)
City Economics	% of working age population in employment (16-64)	Quarterly	Q4 2024/2025	→	
	Jobs Density (number of jobs per resident aged 16-64)	Annual	2023/2024	→	
	% of Full-time employees	Quarterly	Q4 2024/2025	↑	
	% of Part time employees	Quarterly	Q4 2024/2025	↓	
	GVA per head (balanced calculations)	Annual	2023/2024	↑	
	Total GVA (balanced calculations)	Annual	2023/2024	↑	
	% of Full time Employees in the Tourism sector	Annual		→	
	% of Businesses in the Tourism sector	Annual		→	
Vacancy	% of vacant shops - City Centre	Monthly	Jul 2025/2026	↑	→
	% of vacant shops - Acomb	Quarterly	Q1 2025/2026	→	→
	% of vacant shops - Clifton Moor	Quarterly	Q1 2025/2026	↑	↑
	% of vacant shops - Haxby Village	Quarterly	Q1 2025/2026	↑	↑
	% of vacant shops - Monks Cross	Quarterly	Q1 2025/2026	↓	↓
Footfall MRI	York	Monthly		↑	↑
	Parliament Street	Monthly		↑	↑
	Micklegate	Monthly		↓	→
	North & Yorkshire	Monthly		↑	→
	UK	Monthly		↑	↑
Sales Beauclair	Sales	Monthly		↑	→
	Transactions	Monthly		↑	→
	Customers	Monthly		↑	→
	Average Transaction Value (ATV)	Monthly		↑	→
	Average Revenue Per Customer (ARPC)	Monthly		→	→
Tourism Visit	Hotels: Room Occupancy (%)	Monthly	Jun 2025/2026	↓	→
	Hotels: Average Room Rate (£)	Monthly	Jun 2025/2026	→	→
	Airbnb: Occupancy (%)	Monthly	Jun 2025/2026	→	→
	Visitor Satisfaction - Score (out of 5)	Monthly	Q1 2025/2026	→	→
	Value of tourism to York	Annual		↑	
	Annual FTEs supported in York	Annual		↑	
	Annual visitor numbers to York	Annual		↑	
Talkabout	% agree that York is a safe city to live in, relatively free from crime and violence	Bi-Annual	Q3 2024/2025	→	→
	% think that the council and partners are doing well at improving the quality of streets/public spaces	Bi-Annual	Q3 2024/2025	→	→
	% think that the council are doing well at improving green spaces	Bi-Annual	Q3 2024/2025	→	→
	% think that the council and partners are doing well conserving York's heritage	Bi-Annual	Q3 2024/2025	→	→
Footfall BT Active	Visit time	Monthly			
	Dwell time	Monthly			

The Direction of Travel (DofT) follows a set logic which checks for two different types of changes occurring between data periods:
1. Extreme Change: This is where the latest value has increased or decreased by 50% or more compared to the previous value. If this threshold is not met the calculation will then move to stage 2.
2. Concurrent Change: This is where there has been an increase or decrease of 2% or more year on year for the last two years and needs three years of data to run.

If either of the above thresholds are met the polarity for the indicator is referenced e.g. up is good/bad and the relevant red or green colour applied. If neither threshold is met then neutral is applied. The thresholds are the same for all indicators and whilst a 'one size fits all' model, on the whole this logic ensures consistency in how performance is measured.

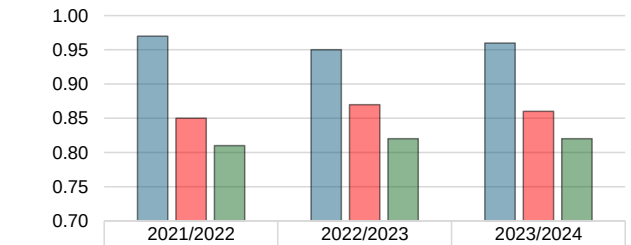
1. City Economics

% of working age population in employment (16-64)



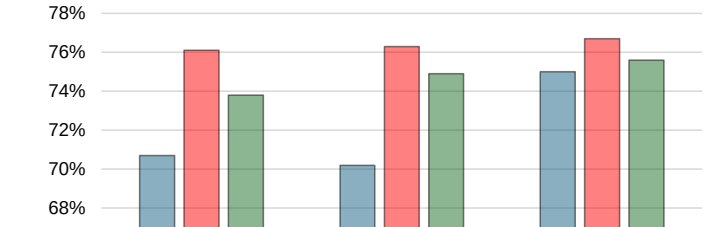
	2022/2023	2023/2024	2024/2025
York	83.6%	78.0%	77.9%
National	75.5%	75.5%	75.4%
Regional	74.4%	73.1%	73.5%

Jobs Density (number of jobs per resident aged 16-64)



	2021/2022	2022/2023	2023/2024
York	0.97	0.95	0.96
National	0.85	0.87	0.86
Regional	0.81	0.82	0.82

% of Full-time employees



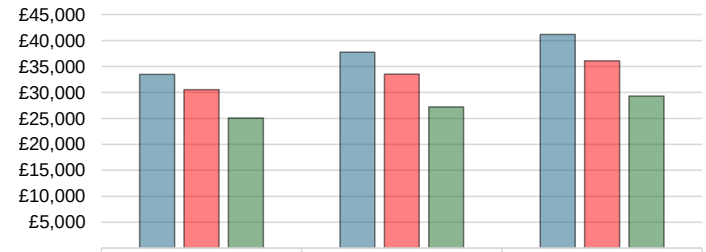
	2022/2023	2023/2024	2024/2025
York	70.7%	70.2%	75.0%
National	76.1%	76.3%	76.7%
Regional	73.8%	74.9%	75.6%

% of Part time employees



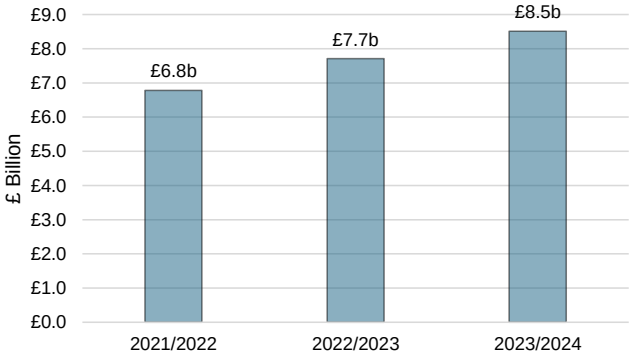
	2022/2023	2023/2024	2024/2025
York	29.3%	29.8%	25.0%
National	23.6%	23.6%	23.1%
Regional	25.9%	25.0%	24.3%

GVA per head (balanced calculations)



	2021/2022	2022/2023	2023/2024
York	£33,472	£37,748	£41,162
National	£30,546	£33,521	£36,103
Regional	£25,057	£27,208	£29,285

Total GVA (balanced calculations)



% of Employees in the Tourism sector	2021	2022	2023	2024
Full Time	11.0%	12.1%	11.0%	10.7%
Part Time	14.6%	16.3%	16.3%	16.5%

% of Businesses in the Tourism sector	2021	2022	2023	2024
	13.3%	13.6%	13.5%	13.5%

Sources:

Working age population in employment - ONS Annual Population Survey

Full and Part time employees - ONS Annual Population Survey

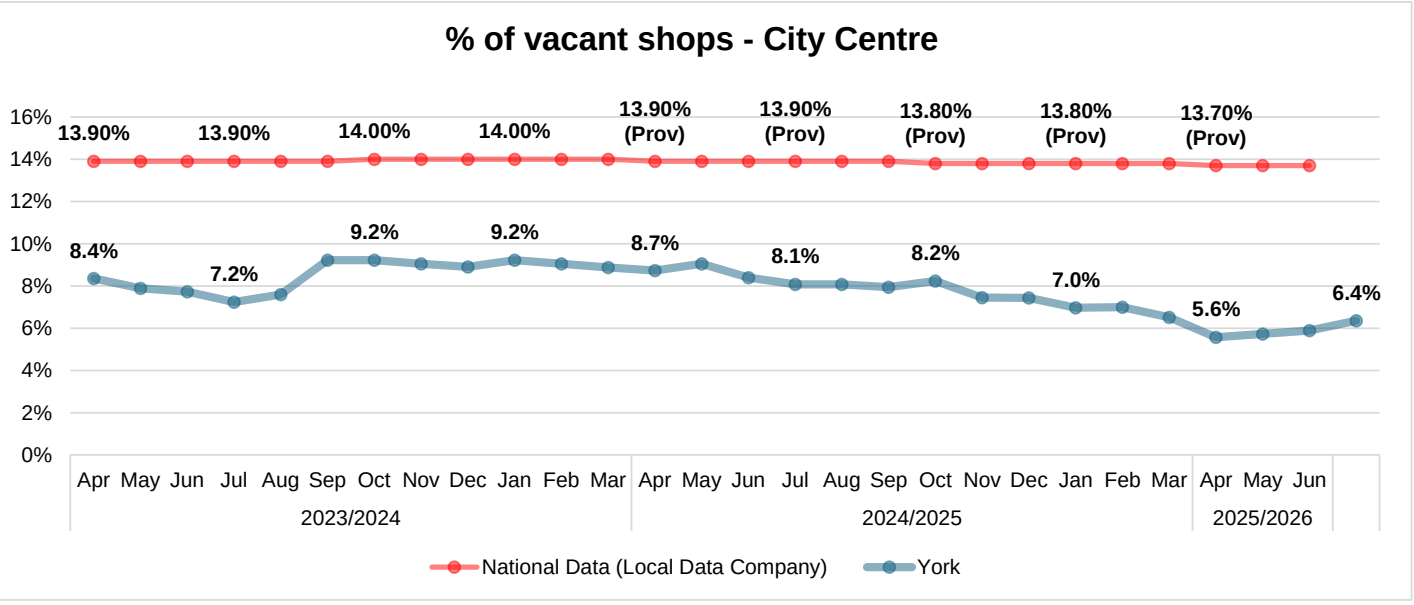
Job Density - ONS Job Density

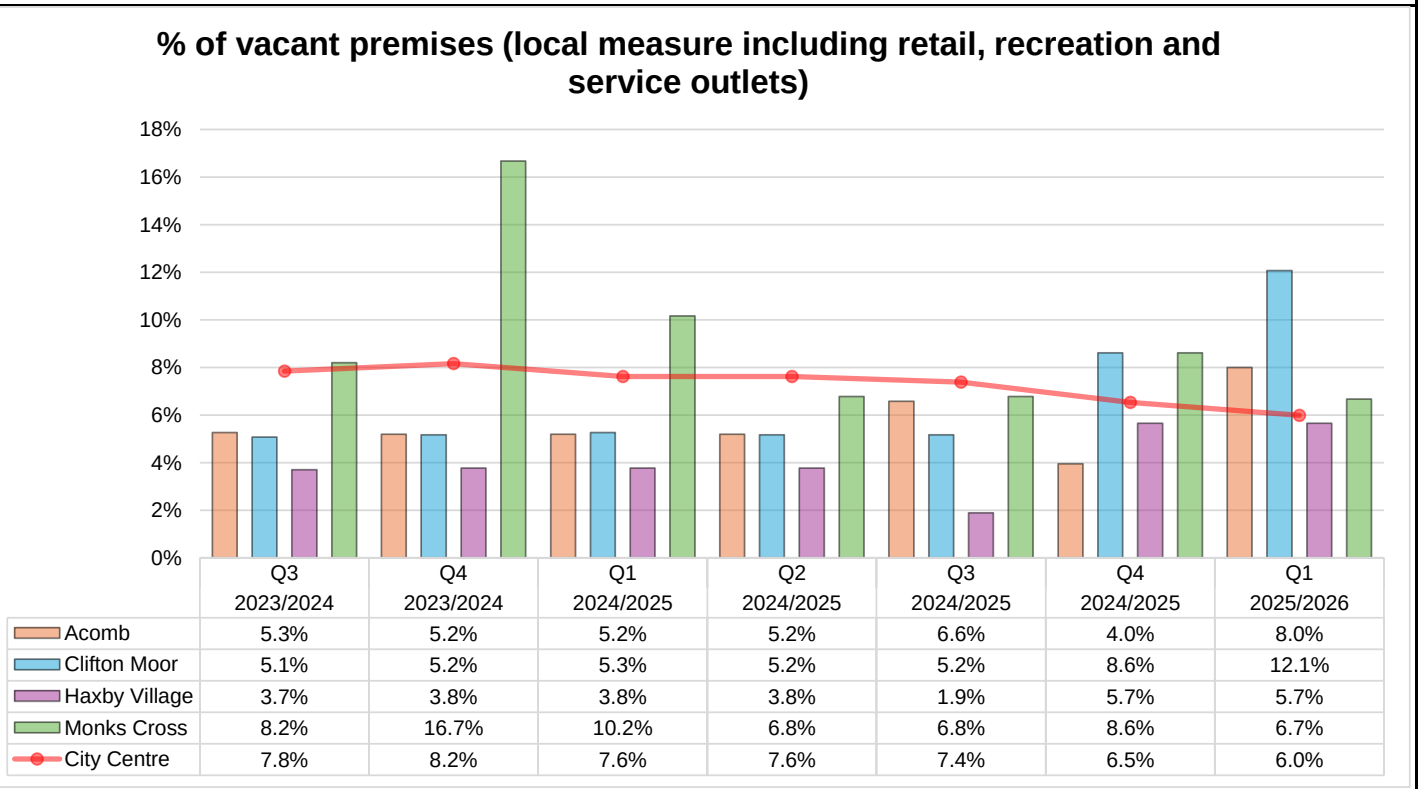
Gross Value Added (GVA) - ONS Regional gross value added (balanced) per head and income components

Employees and Businesses in the Tourism sector - ONS Inter-Departmental Business Register (IDBR)

2. Vacancy Rates

	Current month Jun-25	Previous month May-25	Last year Jun-24
% of vacant shops - City Centre	6.4%	5.9%	8.1%
% of vacant shops - National	13.7% (Prov)	13.70% (Prov)	13.9%





	Q3 2023/2024	Q4 2023/2024	Q1 2024/2025	Q2 2024/2025	Q3 2024/2025	Q4 2024/2025	Q1 2025/2026
Acomb	5.3%	5.2%	5.2%	5.2%	6.6%	4.0%	8.0%
Clifton Moor	5.1%	5.2%	5.3%	5.2%	5.2%	8.6%	12.1%
Haxby Village	3.7%	3.8%	3.8%	3.8%	1.9%	5.7%	5.7%
Monks Cross	8.2%	16.7%	10.2%	6.8%	6.8%	8.6%	6.7%
City Centre	7.8%	8.2%	7.6%	7.6%	7.4%	6.5%	6.0%

Sources:

% Vacant shops (City centre) - York Open Data

National vacancy rate - Local Data Company

3. Footfall (MRI)

Monthly Footfall Totals

May

City of York Council is currently (Summer 2025) working with the 3rd party provider to improve the accuracy of the Parliament Street camera counts.

Please note that until such work is completed, figures for this camera will be estimates generated by the vendor's software.

As we have been informed that estimates over a period of time worsen, until this assumptive data has been assessed for accuracy, BT Active data will be used to show footfall.

Calendar Year to date % Year on Year is the % change between January to the current month and January to the same month last year i.e. % difference between Jan -May 2025 and Jan-May 2024, Jan-May 2024 and Jan-May 2023.

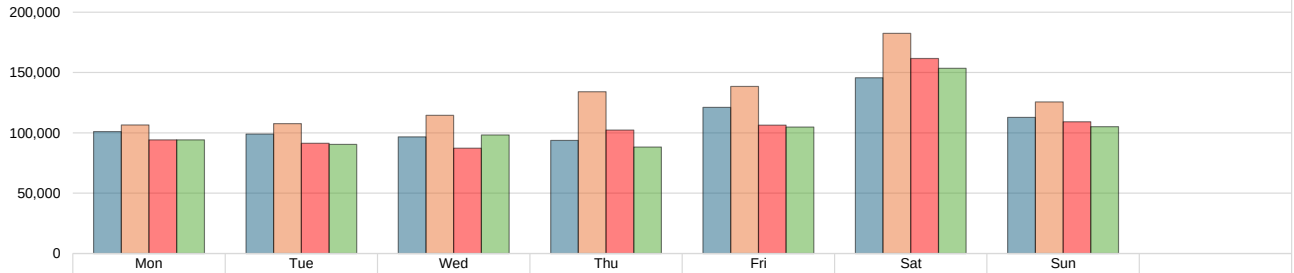
This month % Year on Year is the % change between the current month and the same month last year i.e. % difference between May 2025 and May 2024, May 2024 and May 2023.

This month % Month on Month is the % change between the current month and the previous month i.e. % difference between May 2025 and April 2025, May 2024 and April 2024.

Location:	Calendar Year to date % Year on Year		This month % Year on Year		This month % Month on Month	
	2025	2024	2025	2024	2025	2024
York (Parliament Street & Micklegate)	5.9%	2.1%	2.4%	2.4%	-15.3%	0.9%
North & Yorkshire	1.3%	-2.4%	-0.3%	-2.9%	-0.3%	5.8%
UK	0.9%	-1.1%	-1.1%	-1.0%	0.0%	5.1%

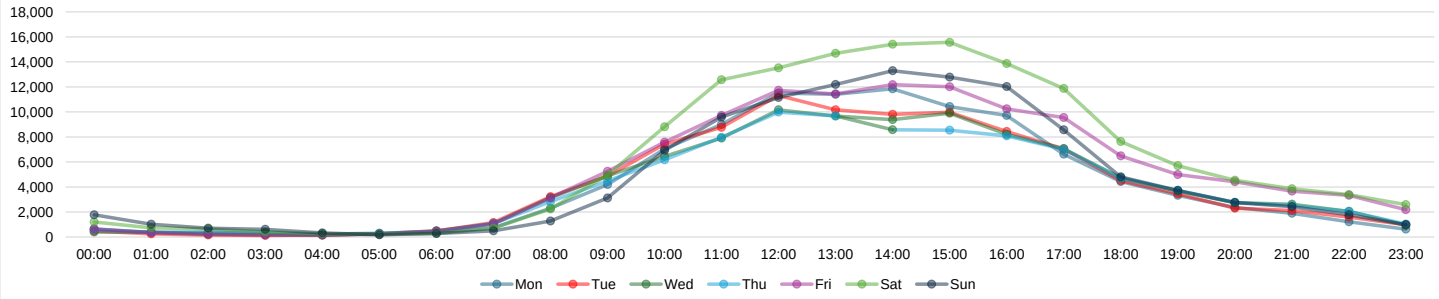
Location:	Year to date %YoY		This month %YoY		This month %MoM	
	2025	2024	2025	2024	2025	2024
Micklegate	-1.2%	13.8%	0.9%	15.8%	-0.1%	9.5%
Parliament Street	13.7%	-0.9%	2.7%	-0.3%	28.7%	-13.3%

Footfall counts by day, May (BRC month) - York (Parliament Street and Micklegate)

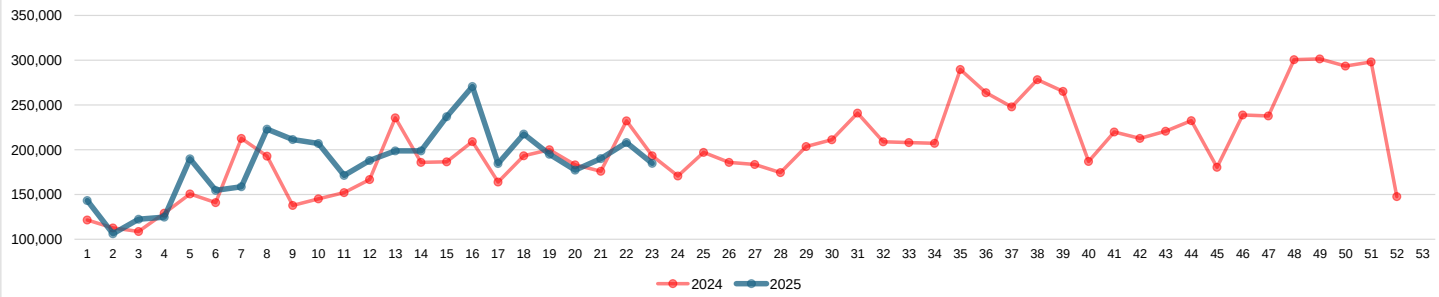


	Mon	Tue	Wed	Thu	Fri	Sat	Sun	
This Month	101,132	99,065	96,699	93,758	121,132	145,678	112,770	770,234
Previous Month	106,600	107,711	114,517	134,084	138,492	182,416	125,661	909,481
Previous Year	94,211	91,372	87,249	102,282	106,378	161,607	109,226	752,325
2 Years Ago	94,192	90,448	98,247	88,246	104,757	153,460	105,098	734,448
Month on month %	-5.1%	-8.0%	-15.6%	-30.1%	-12.5%	-20.1%	-10.3%	
Year on year %	7.3%	8.4%	10.8%	-8.3%	13.9%	-9.9%	3.2%	
% of week	13.1%	12.9%	12.6%	12.2%	15.7%	18.9%	14.6%	

Footfall counts by hour, by day May 2025 (BRC month) - York (Parliament Street and Micklegate)



Footfall counts by week (BRC) - York (Parliament Street and Micklegate)



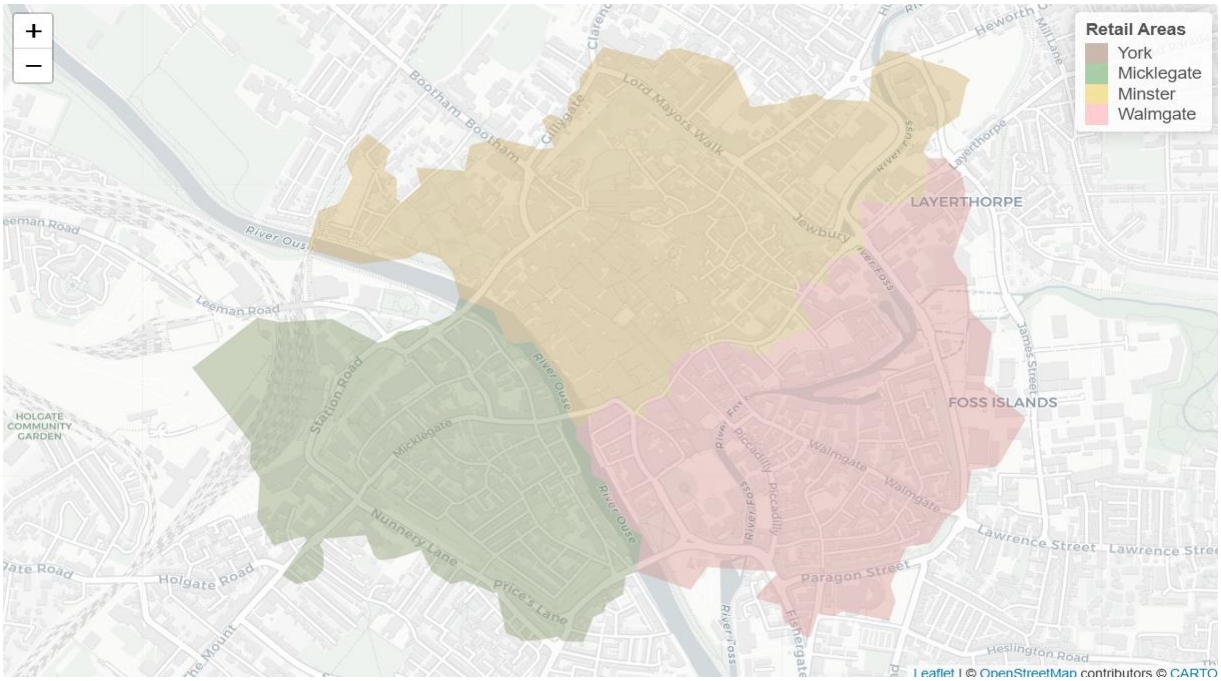
Sources:

Footfall - York Open Data

BRC Week Calendar - York Open Data

Our footfall reports use the British Retail Consortium (BRC) Calendar, which consists of complete weeks (Monday – Sunday) to ensure that the same day is comparable each week.
Each month is compiled from a set of full weeks which results in a calendar of a 4 week month, 4 week month, 5 week month pattern.

4. Sales (Beauclair) - Retail Area: York BID Area (Micklegate, Minster, Walmgate)



Key Retail Metrics for York BID Area

Metric	May 25	May 25 vs May 24	YTD May 25	YTD May 25 vs YTD May 24
Sales	£39.2m	+5.8%	£174m	+3.2%
Transactions	2.00m	+0.1%	9.19m	-2.3%
Customers	451k	+2.2%	2.05m	+0.4%
ATV	£19.58	+5.8%	£18.98	+5.6%
ARPC	£86.81	+3.5%	£85.08	+3.6%

ATV - Average Transaction Value, ARPC - Average Revenue Per Customer

Sales

Retail Area	May 25 vs May 24	YTD May 25 vs YTD May 24
York BID Area	+5.8%	+3.2%
Micklegate	-0.1%	+2.2%
Minster	+4.7%	+1.0%
Walmgate	+11.7%	+8.6%

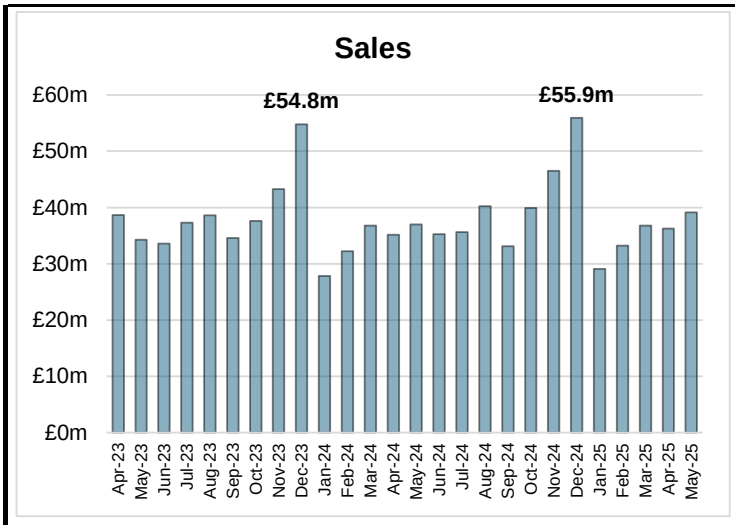
Contribution of Customer Catchments to York BID Area Sales

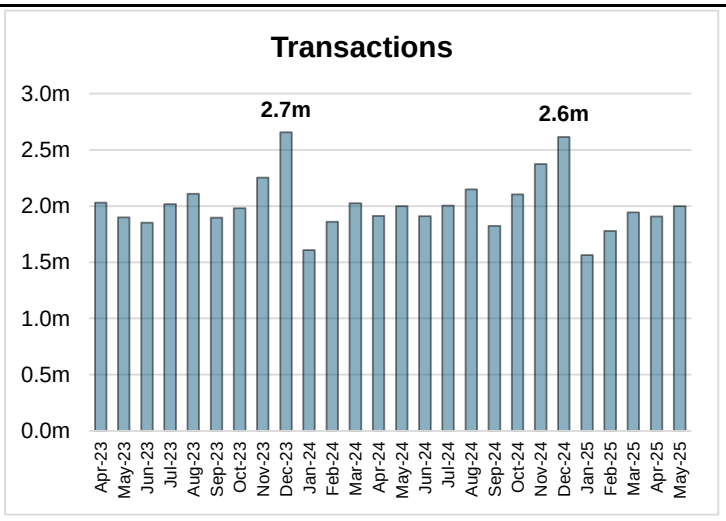
Customer Catchment	May 25	May 25 vs May 24	YTD May 25	YTD May 25 vs YTD May 24
York UA	38.4%	-3.6ppt	40.4%	-2.9ppt
North Yorkshire	12.8%	+0.0ppt	12.7%	-0.3ppt
West Yorkshire	6.0%	+0.3ppt	6.1%	+0.4ppt
North East	5.7%	-0.1ppt	5.4%	-0.1ppt
East Yorkshire	5.2%	+0.5ppt	5.5%	+0.7ppt
South Yorkshire	2.6%	+0.4ppt	2.5%	+0.0ppt
Rest of GB	29.3%	+2.4ppt	27.4%	+2.2ppt

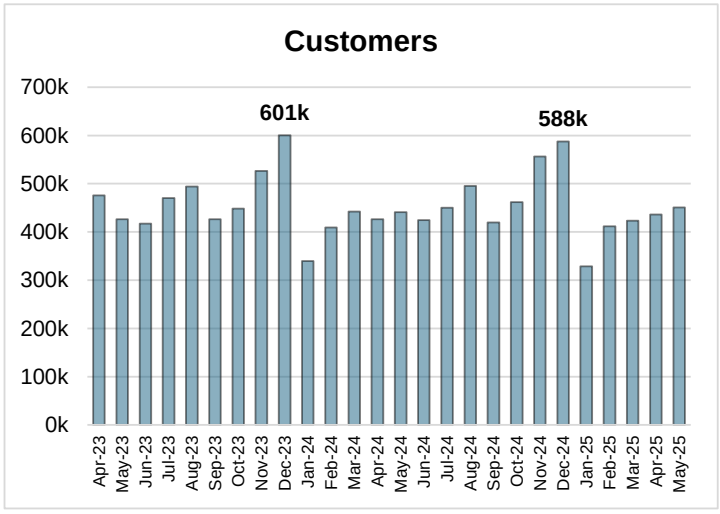
Sources:

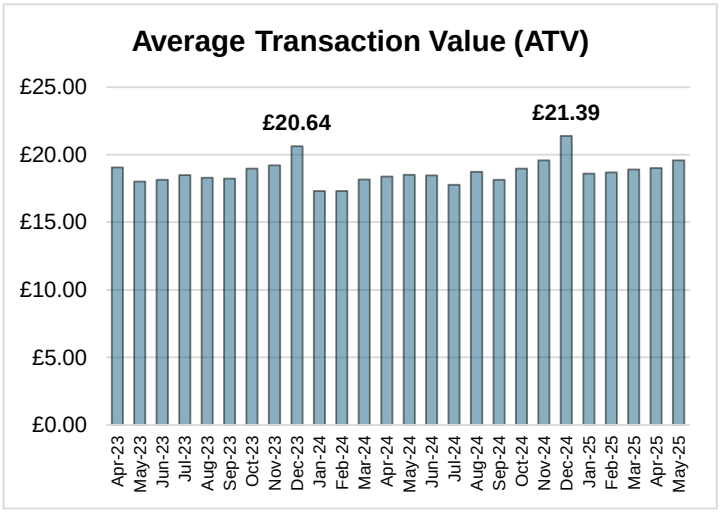
Beauclair Ltd data provided by York BID

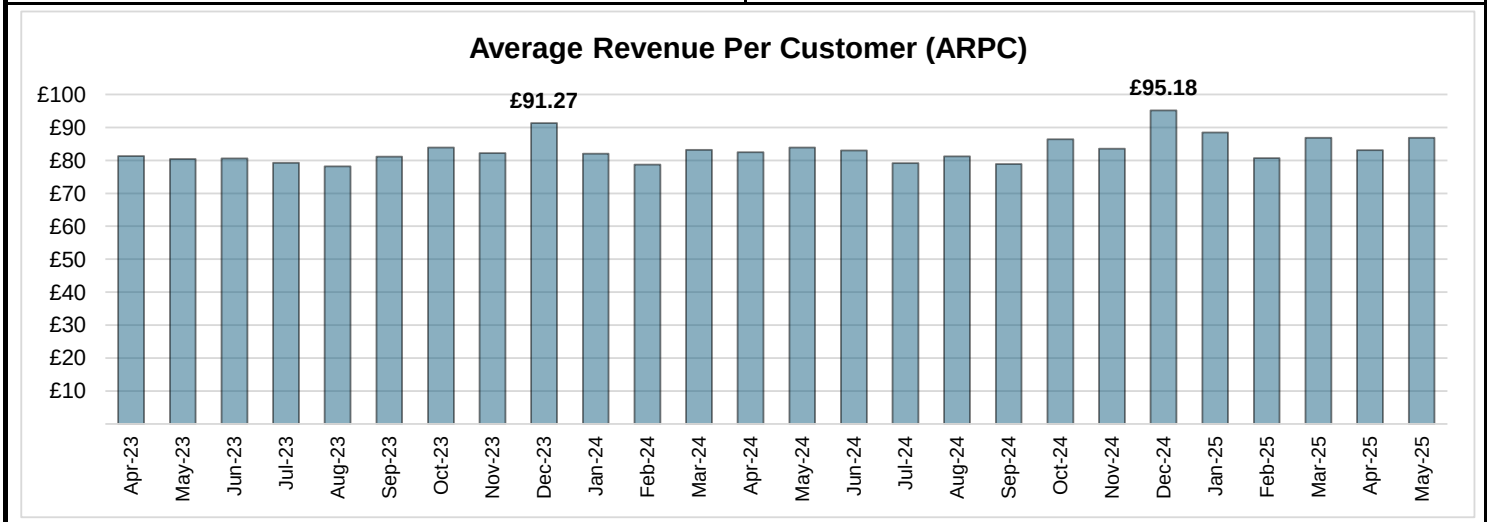
4. Sales (Beauclair) - York BID Area









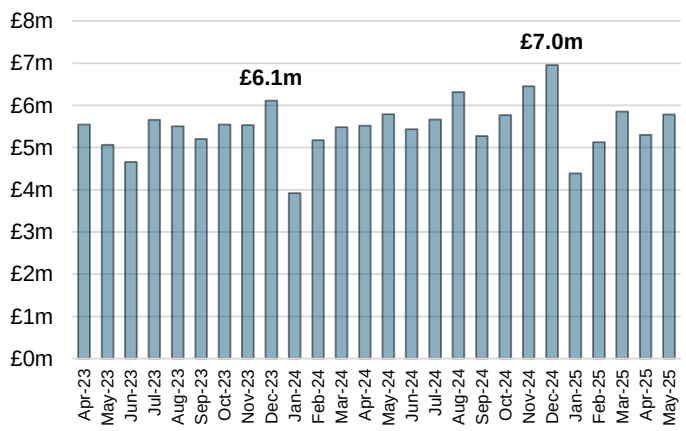


Sources:

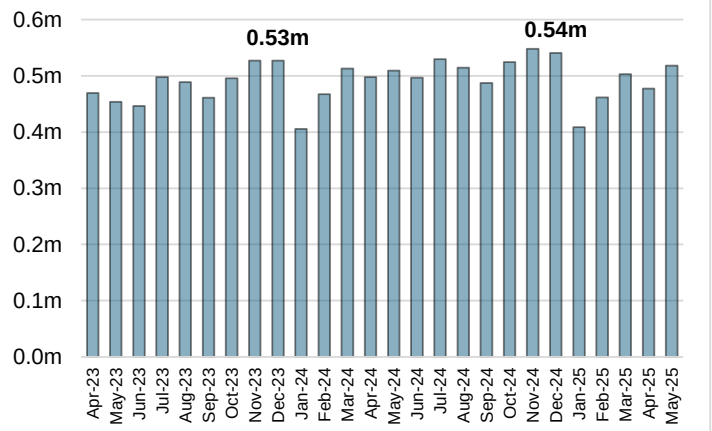
Beauclair Ltd data provided by York BID

4. Sales (Beauclair) - York BID Area: Micklegate Retail Area

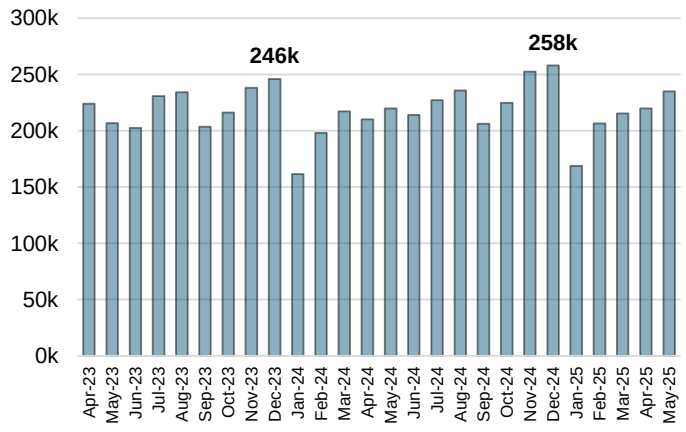
Sales



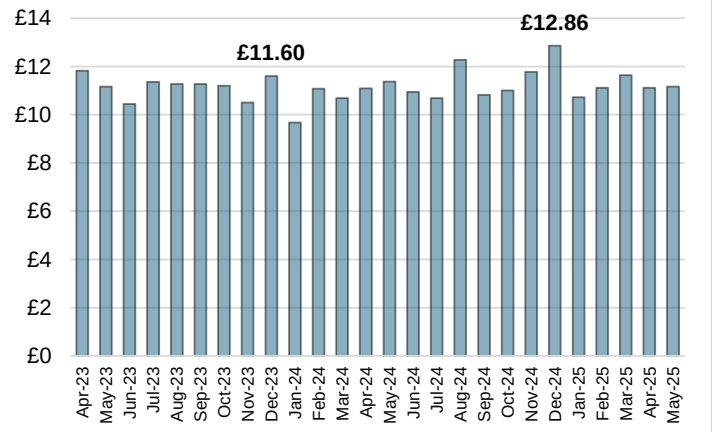
Transactions



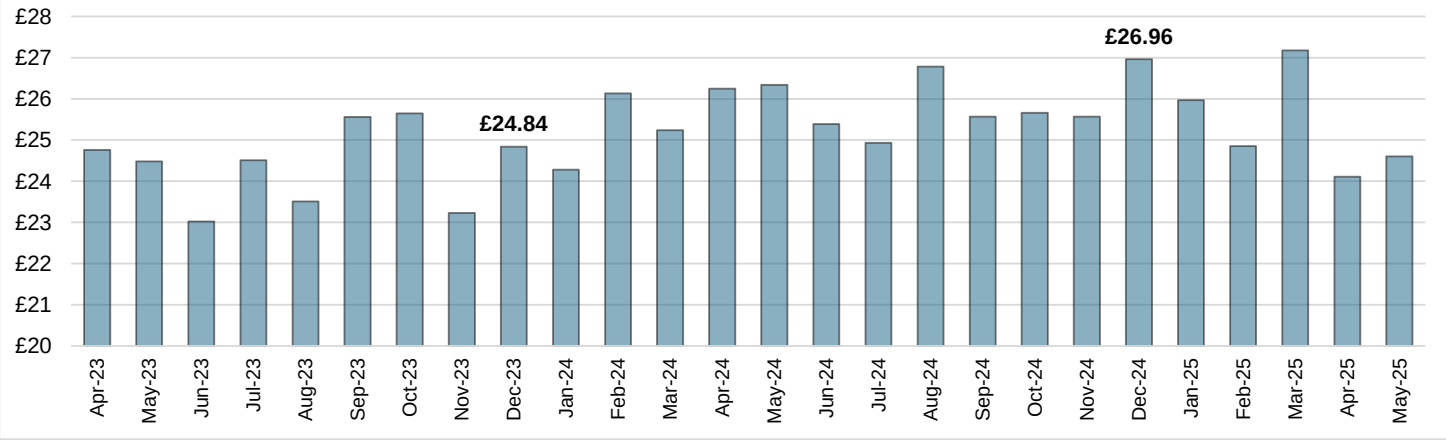
Customers



Average Transaction Value (ATV)



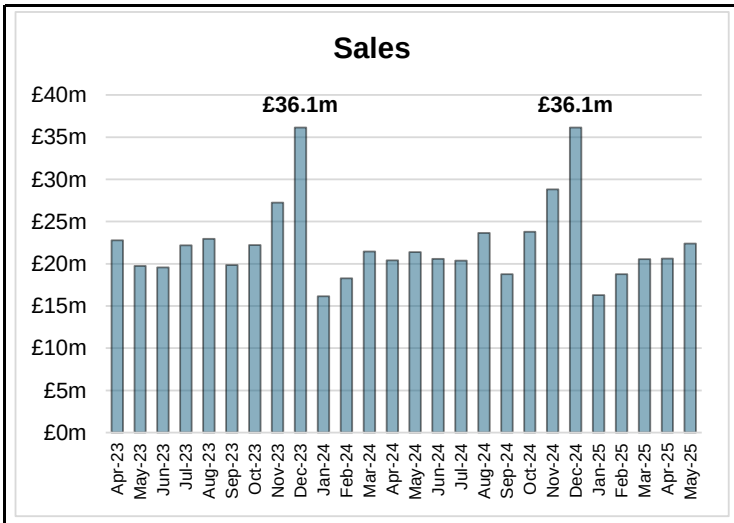
Average Revenue Per Customer (ARPC)

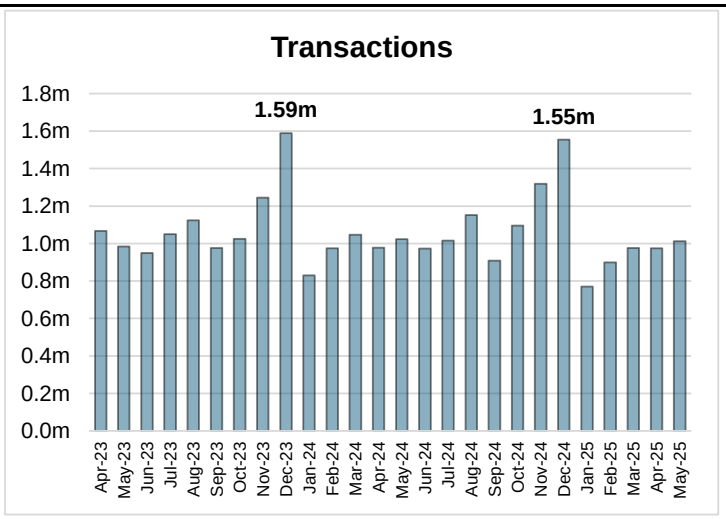


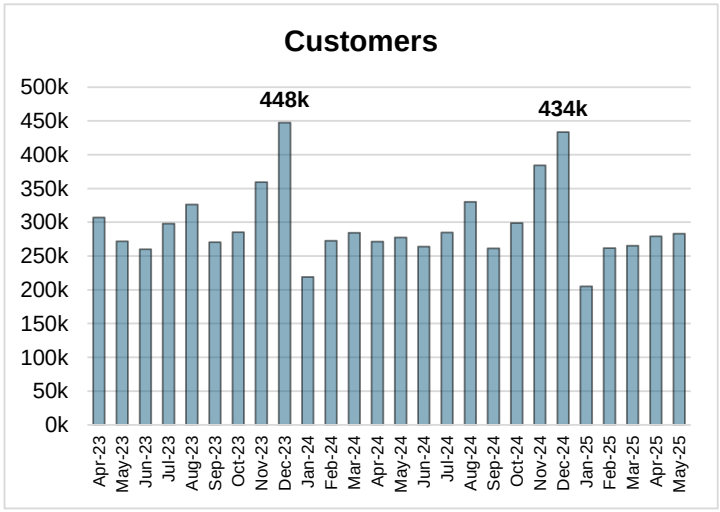
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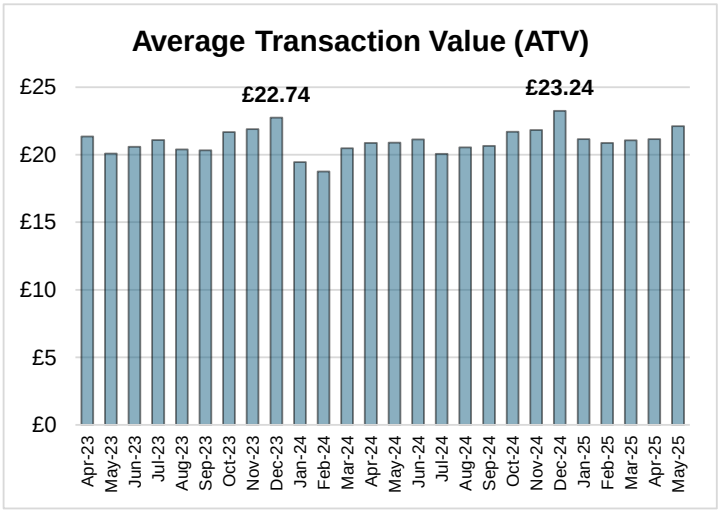
Beauclair Ltd data provided by York BID

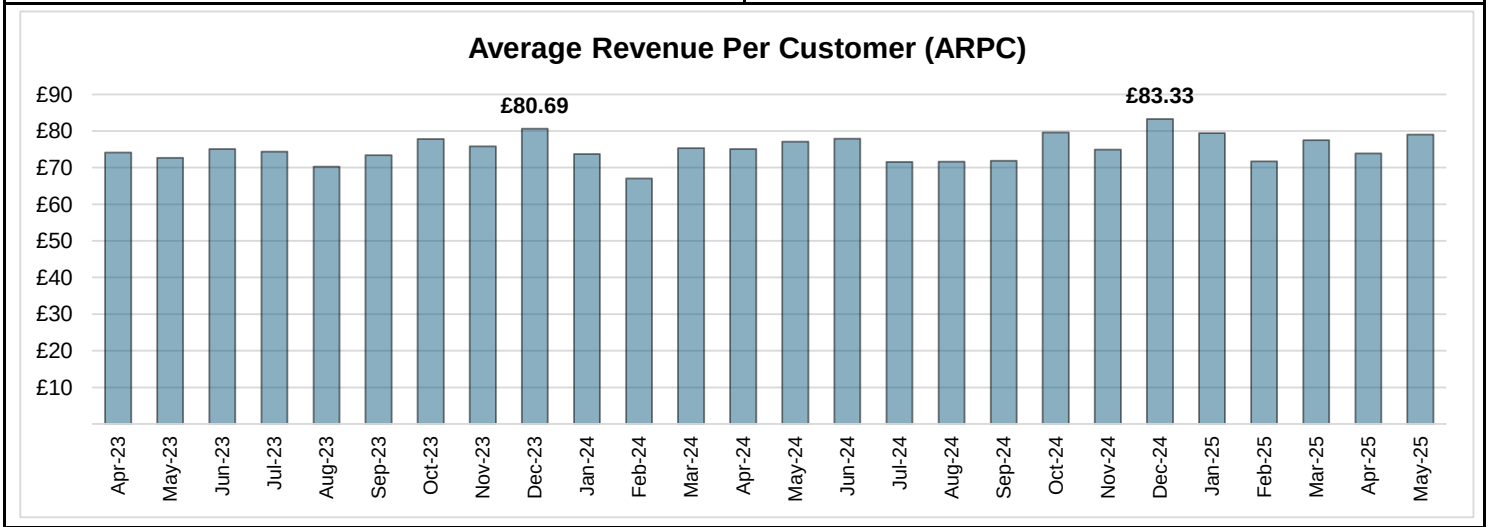
4. Sales (Beauclair) - York BID Area: Minster Retail Area







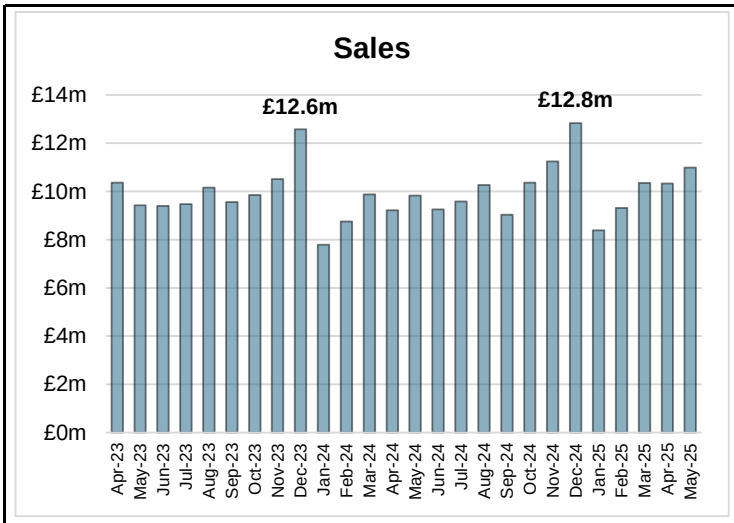


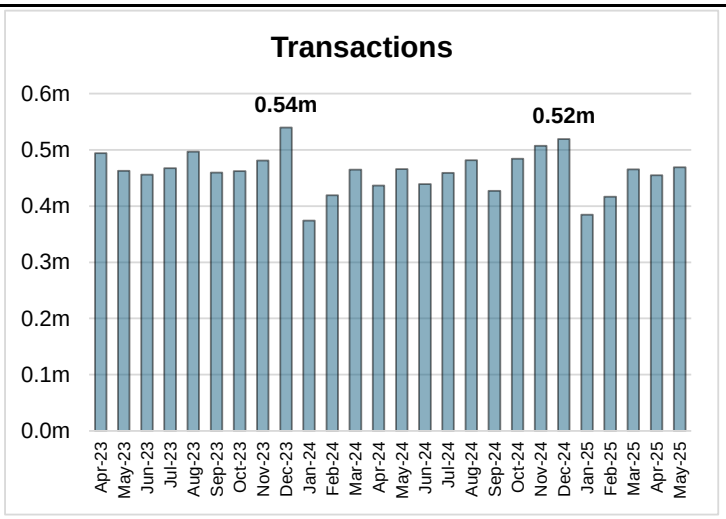


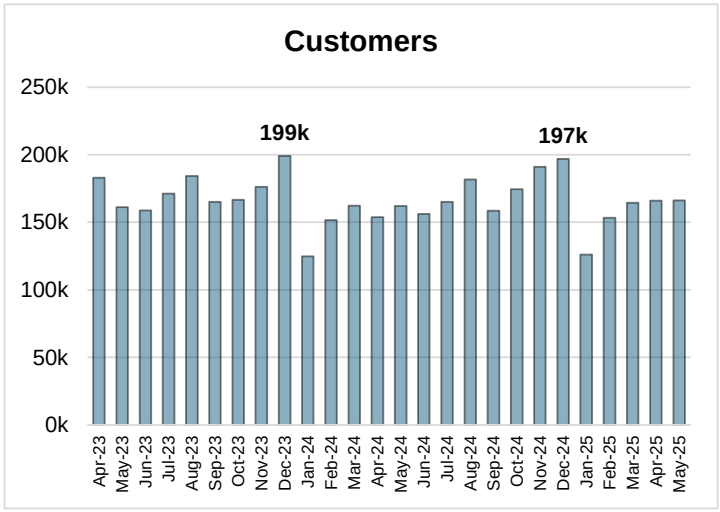
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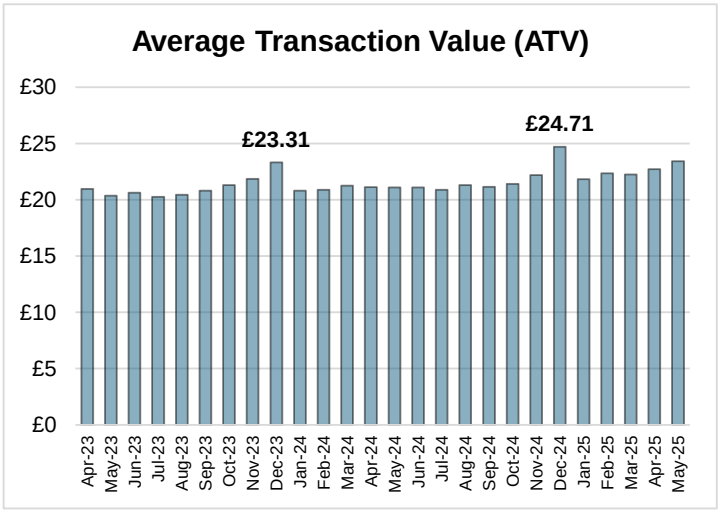
Beauclair Ltd data provided by York BID

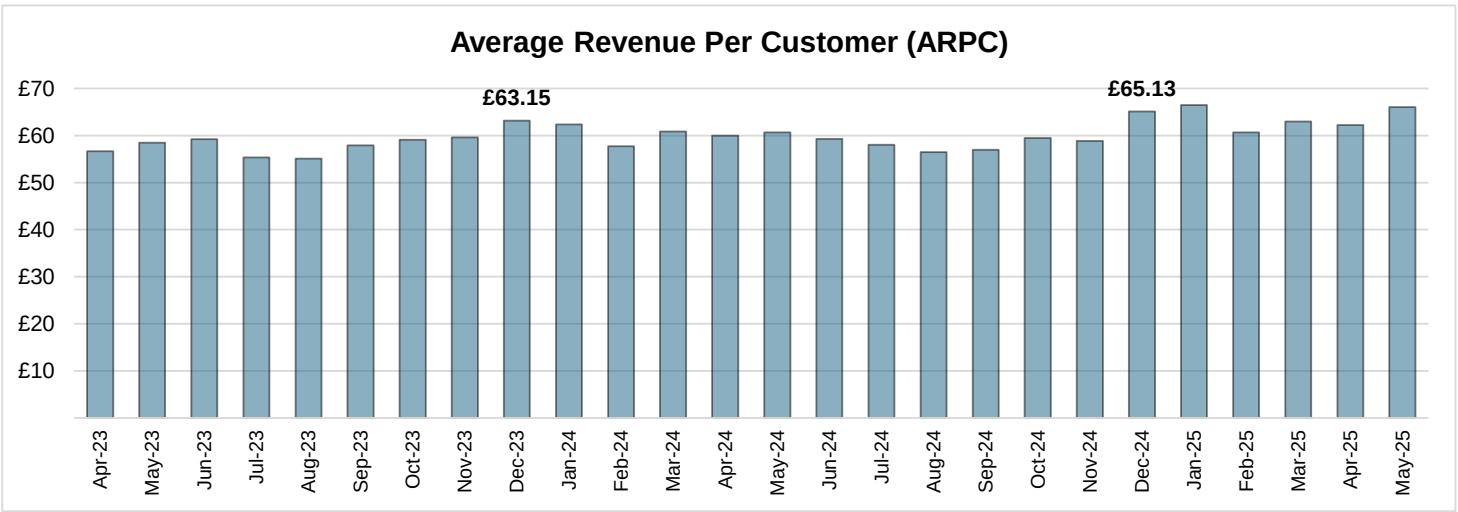
4. Sales (Beauclair) - York BID Area: Walmgate Retail Area







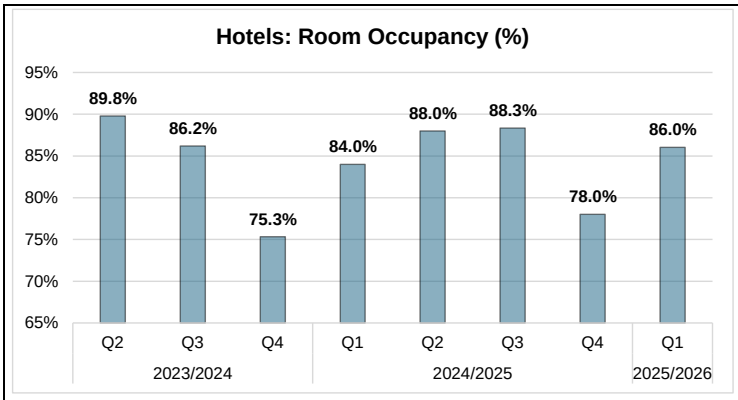


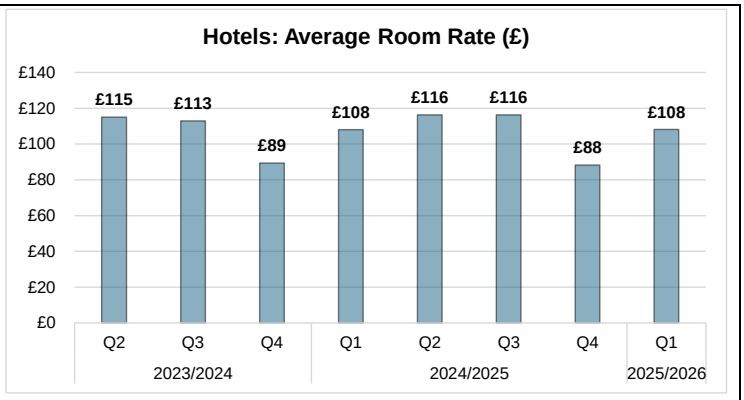


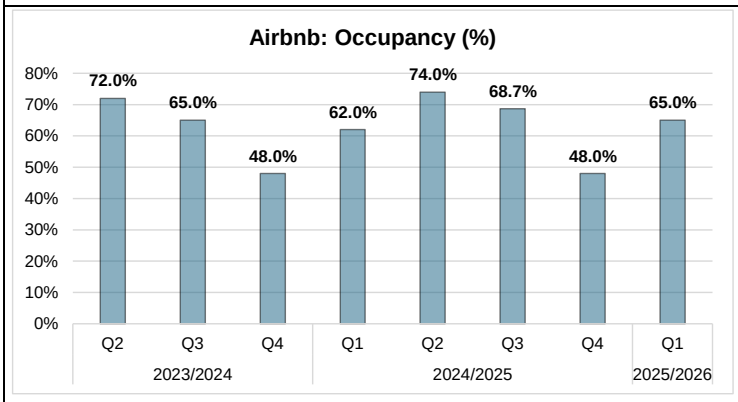
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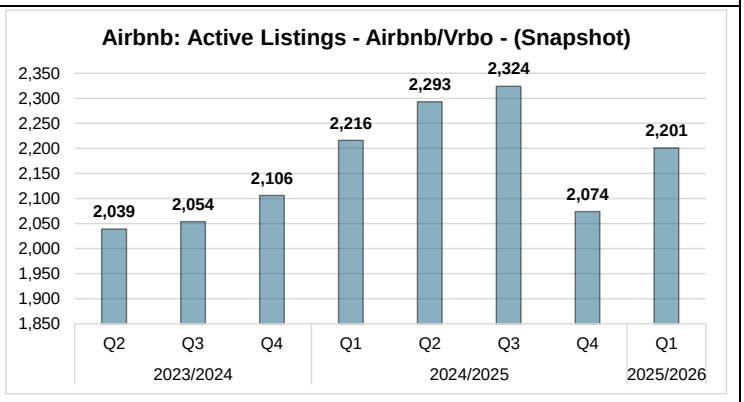
Beauclair Ltd data provided by York BID

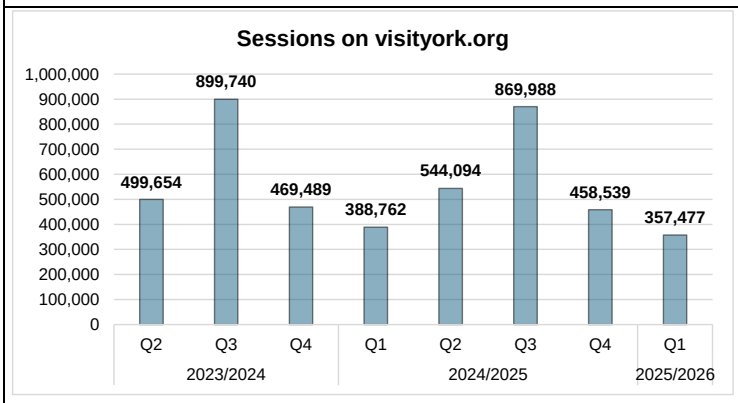
5. Tourism

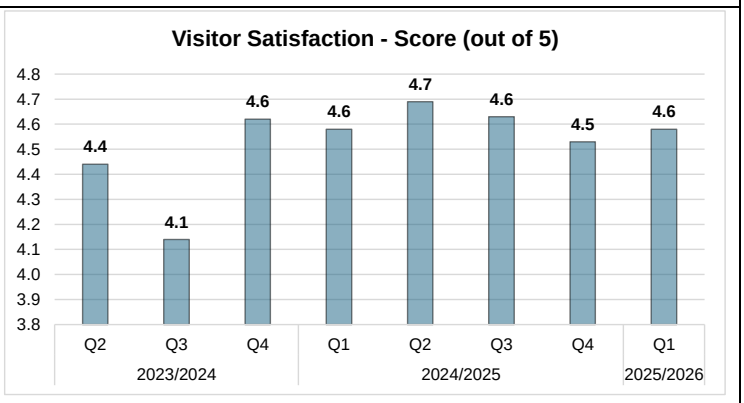


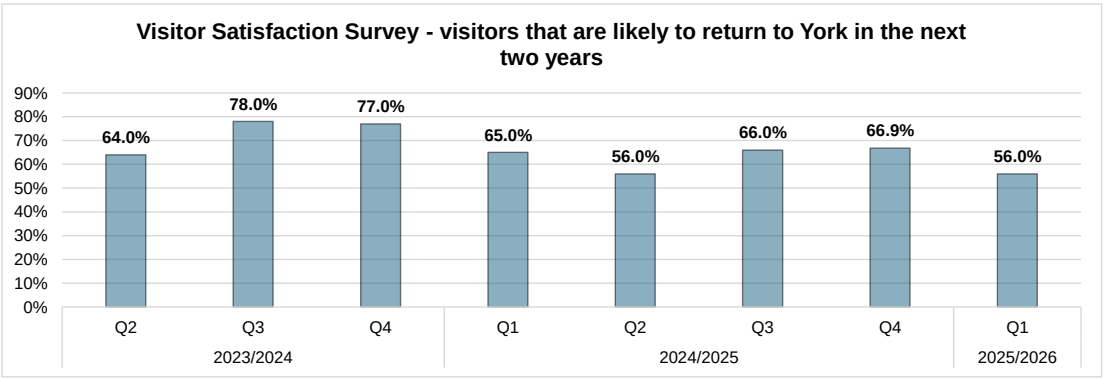












Sources:

Room Occupancy - York Open Data

Hotels Average Room Rate - York Open Data

Airbnb: Occupancy (%) - Acorn Consulting

Airbnb: Active Listings - Airbnb/Vrbo - (Snapshot) - Acorn Consulting

Sessions on visityork - York Open Data

Visitor Satisfaction - Score (out of 5) - Visit York

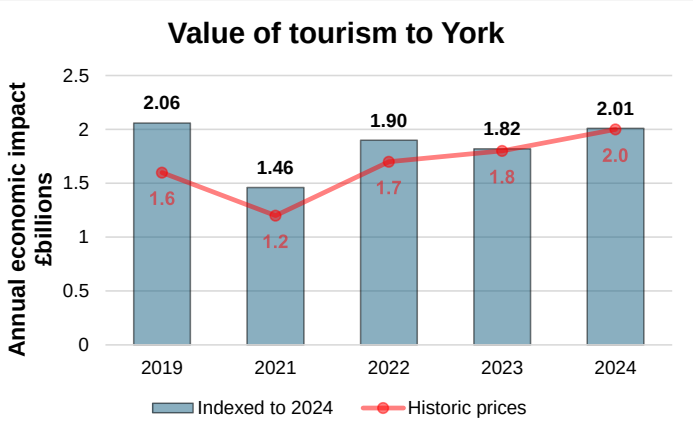
Visitor Satisfaction Survey - visitors that are likely to return to York in the next two years - Visit York

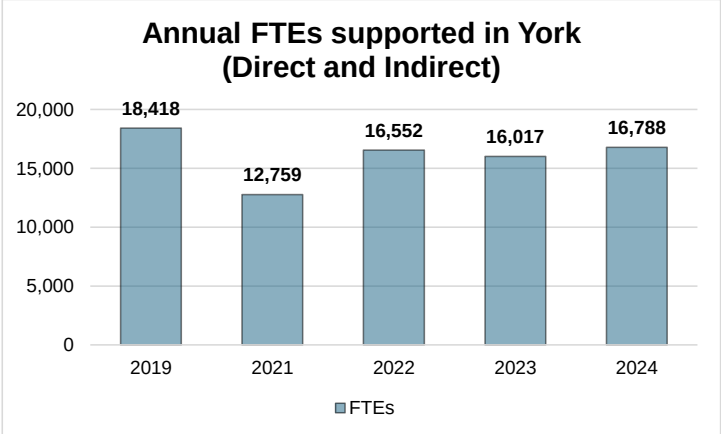
5. Tourism

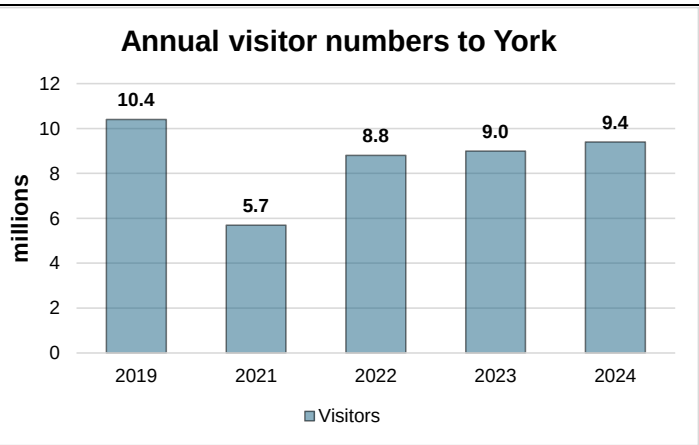
Headlines from 2024 STEAM report by Global Tourism Solutions (UK) Ltd:

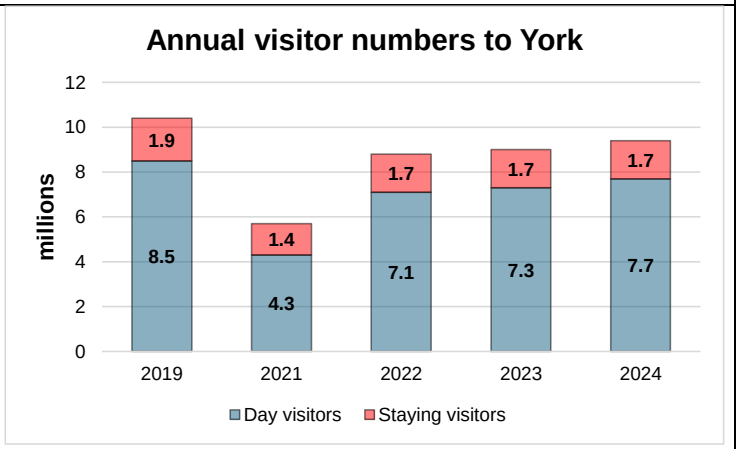
Changes from 2023:

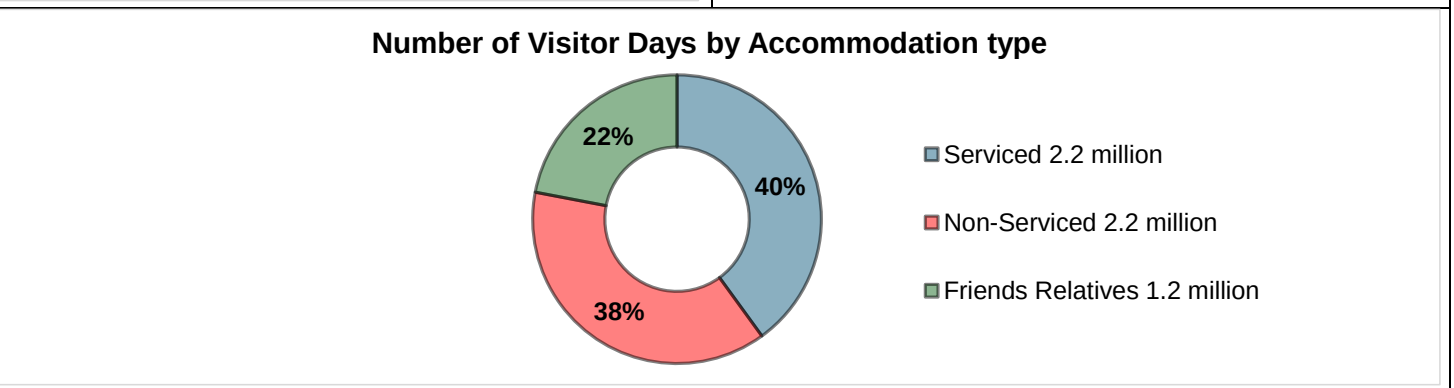
- Tourism contributed £2.01 billion to York's economy an increase of 5% (when adjusted for inflation) from £1.82 billion in 2023.
- Supported 16,788 FTE jobs across the city, an increase of 4.8% from 16,017 in 2023.
- 9.4 million total visitors, an increase of 4.4% from 9 million in 2023.
- 7.7 million day visitors, an increase of 5.5% from 7.3 million in 2023.
- 1.7 million overnight visitors, the same level as 2023.









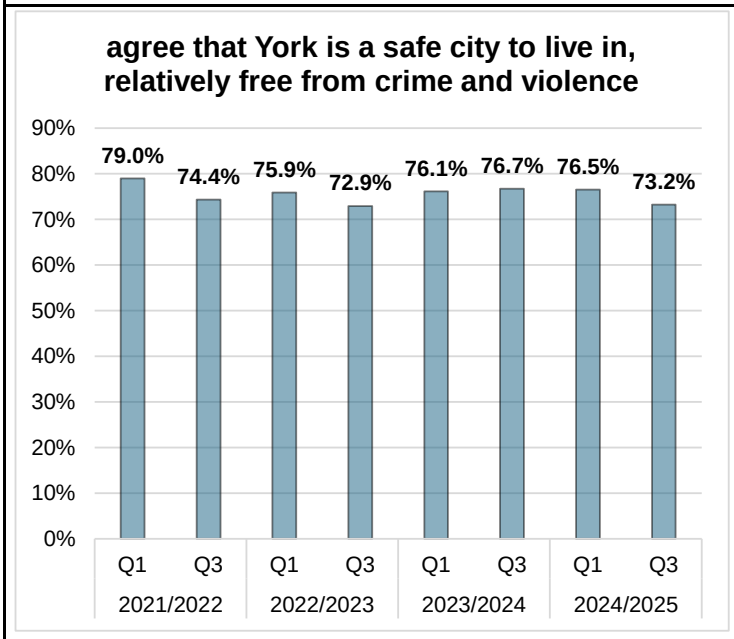


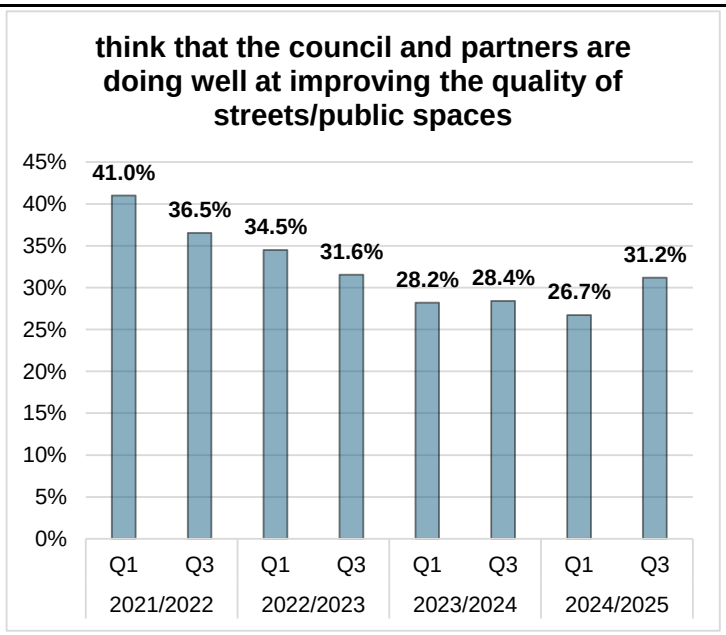
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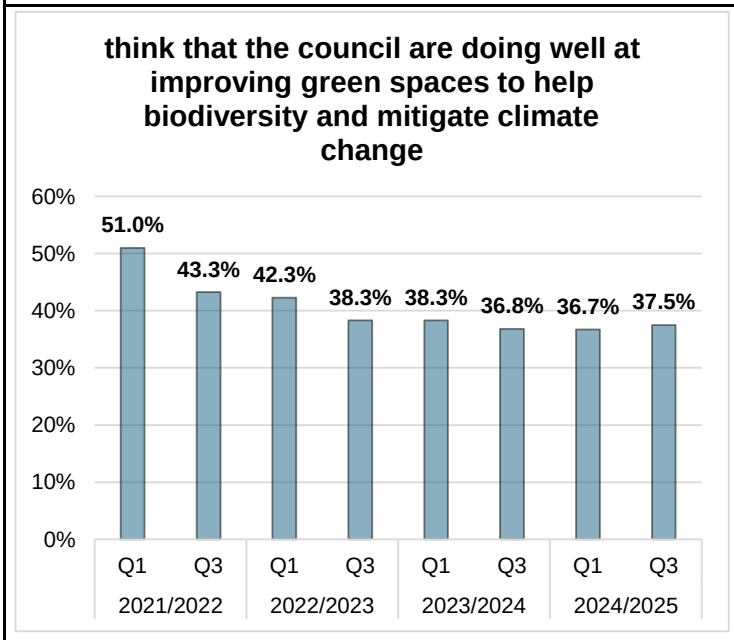
2024 STEAM report by Global Tourism Solutions (UK) Ltd 2024

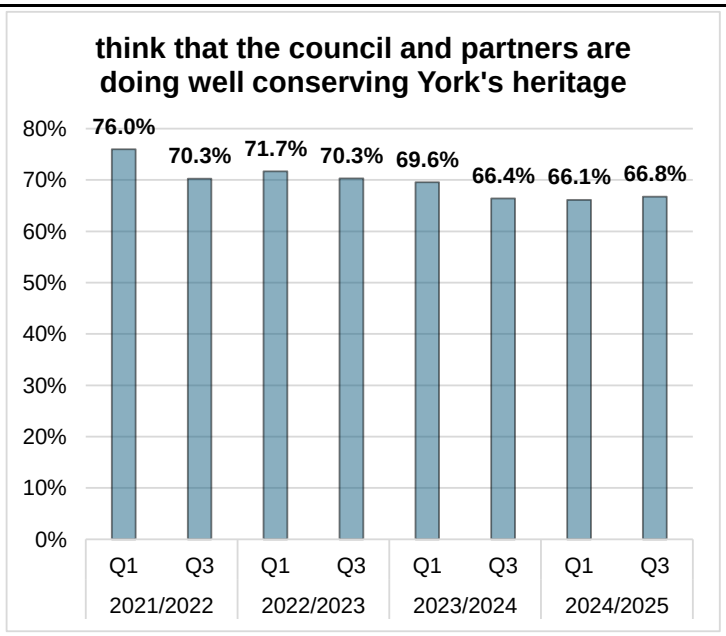
6. Other

% of Talkabout Panel who:





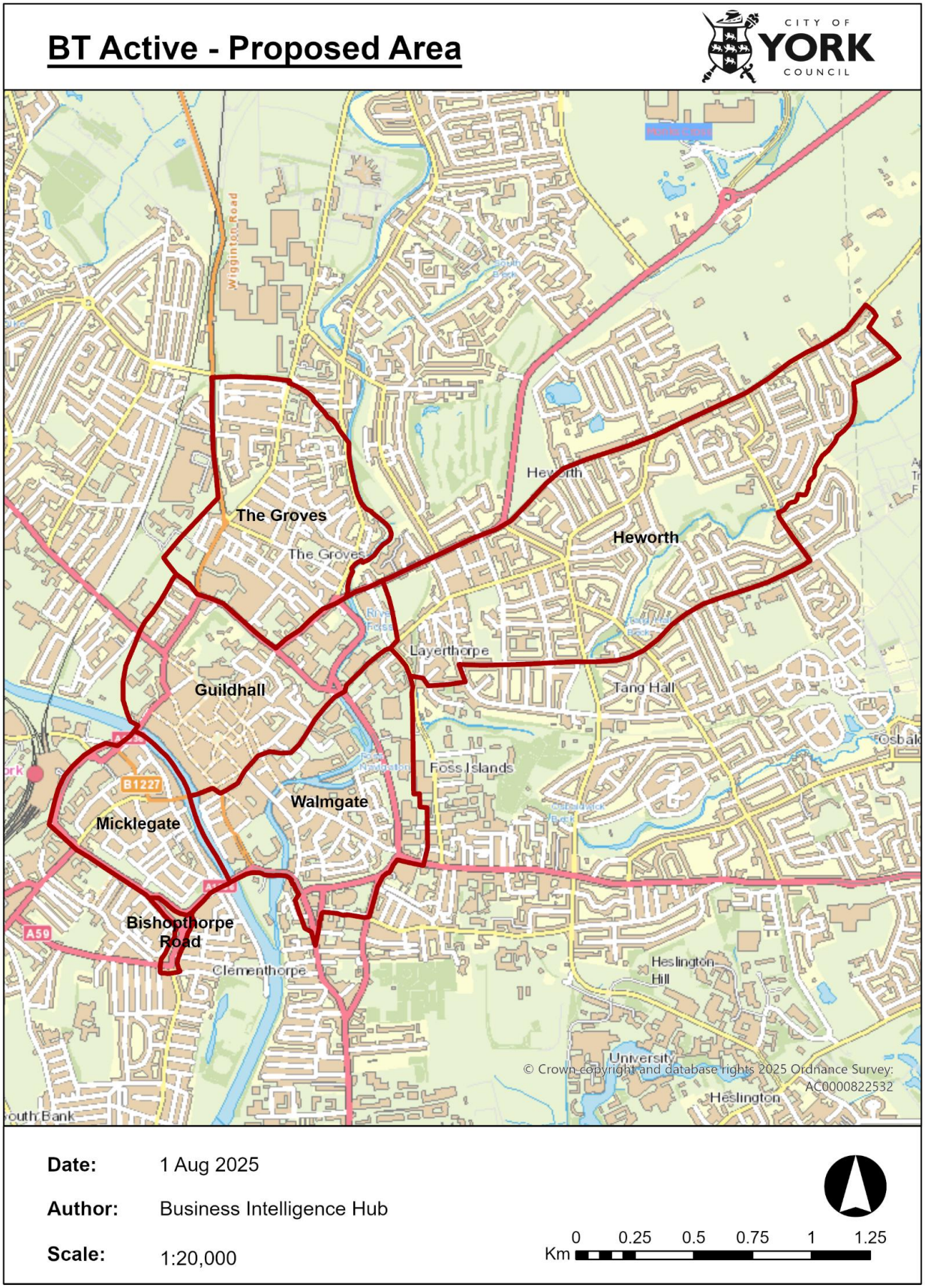




Sources:

agree that York is a safe city to live in, relatively free from crime and violence - York Open Data
think that the council and partners are doing well at improving the quality of streets/public spaces - York Open Data
think that the council are doing well at improving green spaces - York Open Data
think that the council and partners are doing well conserving York's heritage - York Open Data

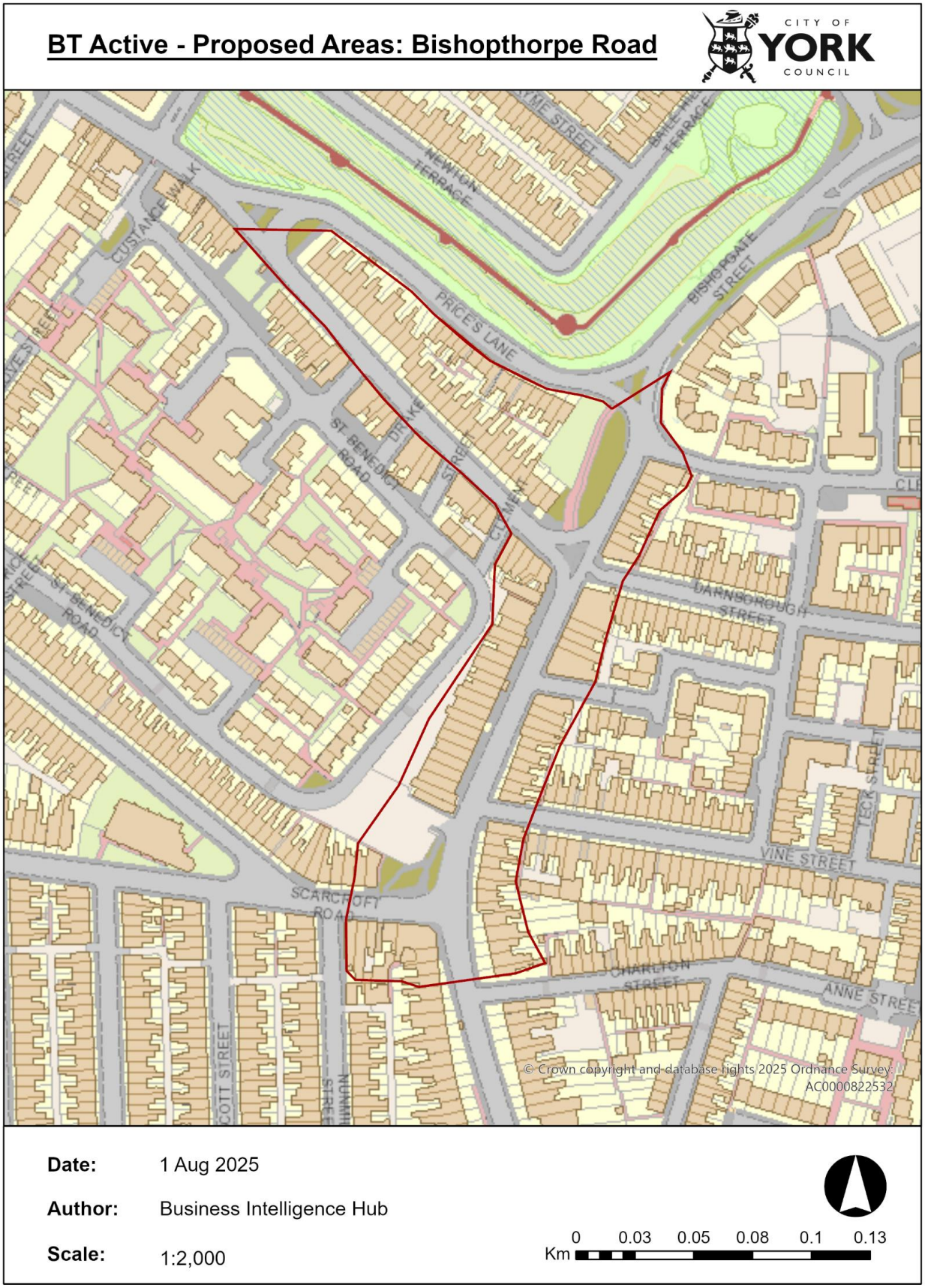
7. To Follow: Footfall (BT Active)



Sources:

BT Active

7. To Follow: Footfall (BT Active)



Sources:

BT Active

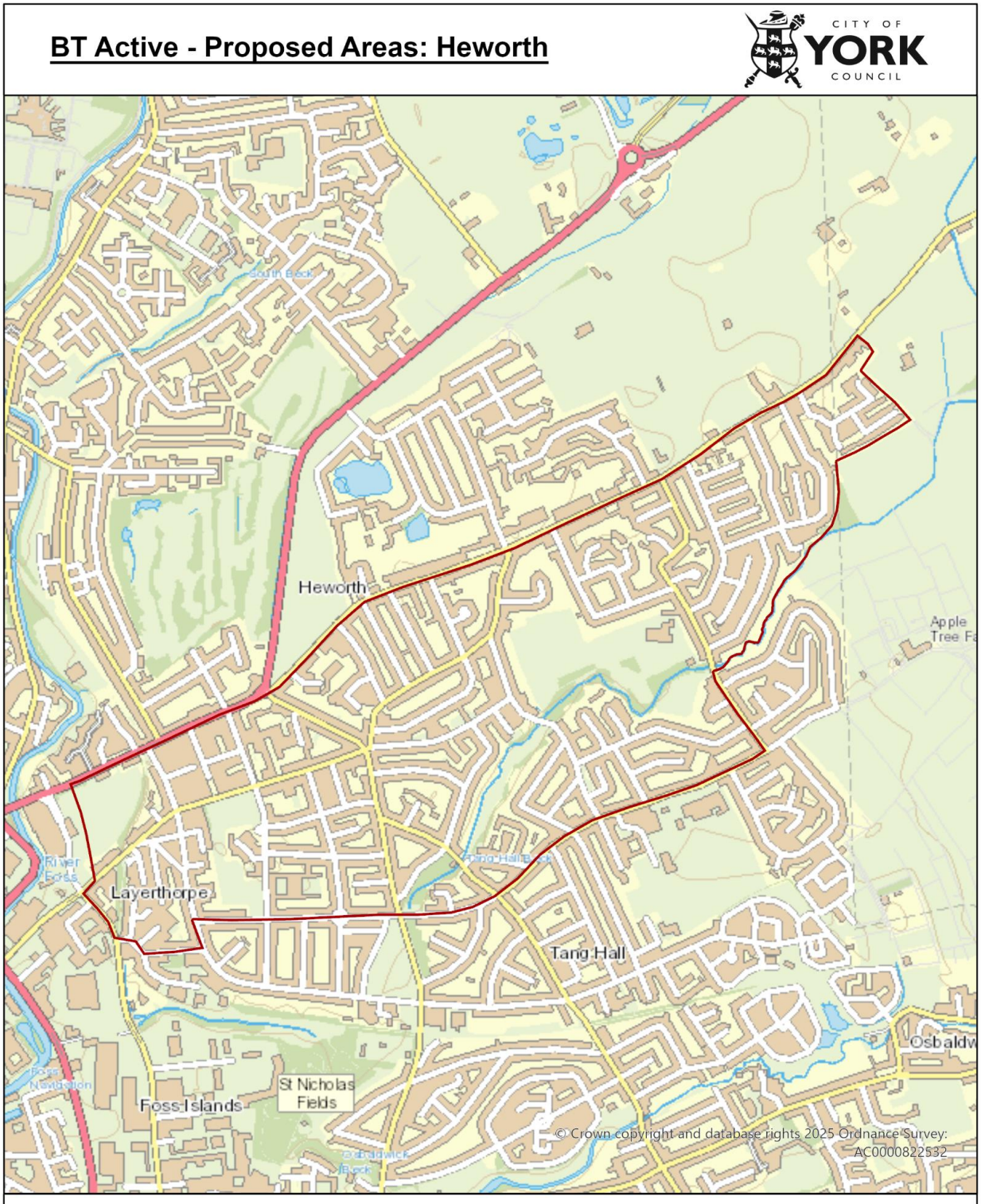
7. To Follow: Footfall (BT Active)



Sources:

BT Active

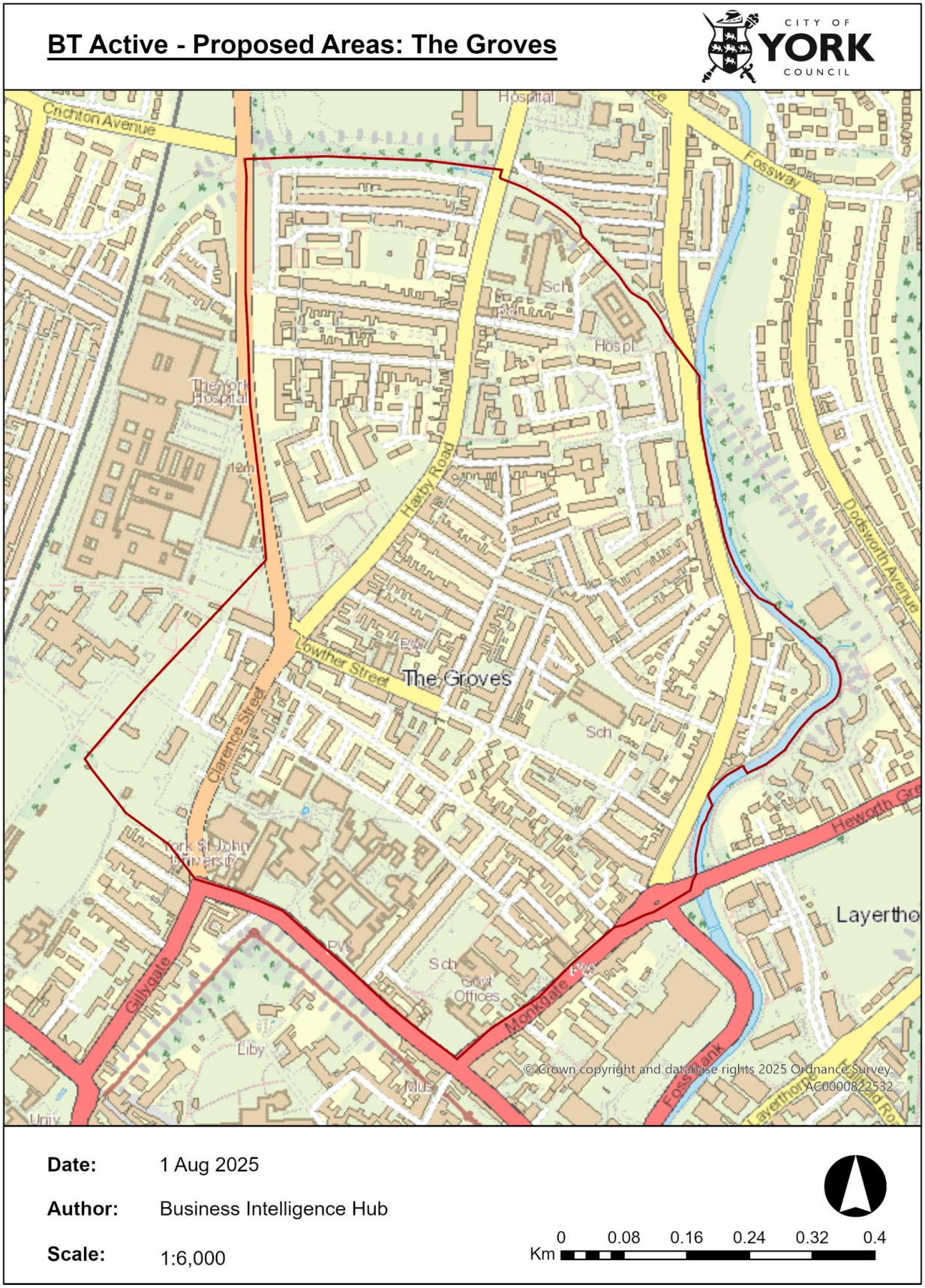
7. To Follow: Footfall (BT Active)



Sources:

BT Active

7. To Follow: Footfall (BT Active)

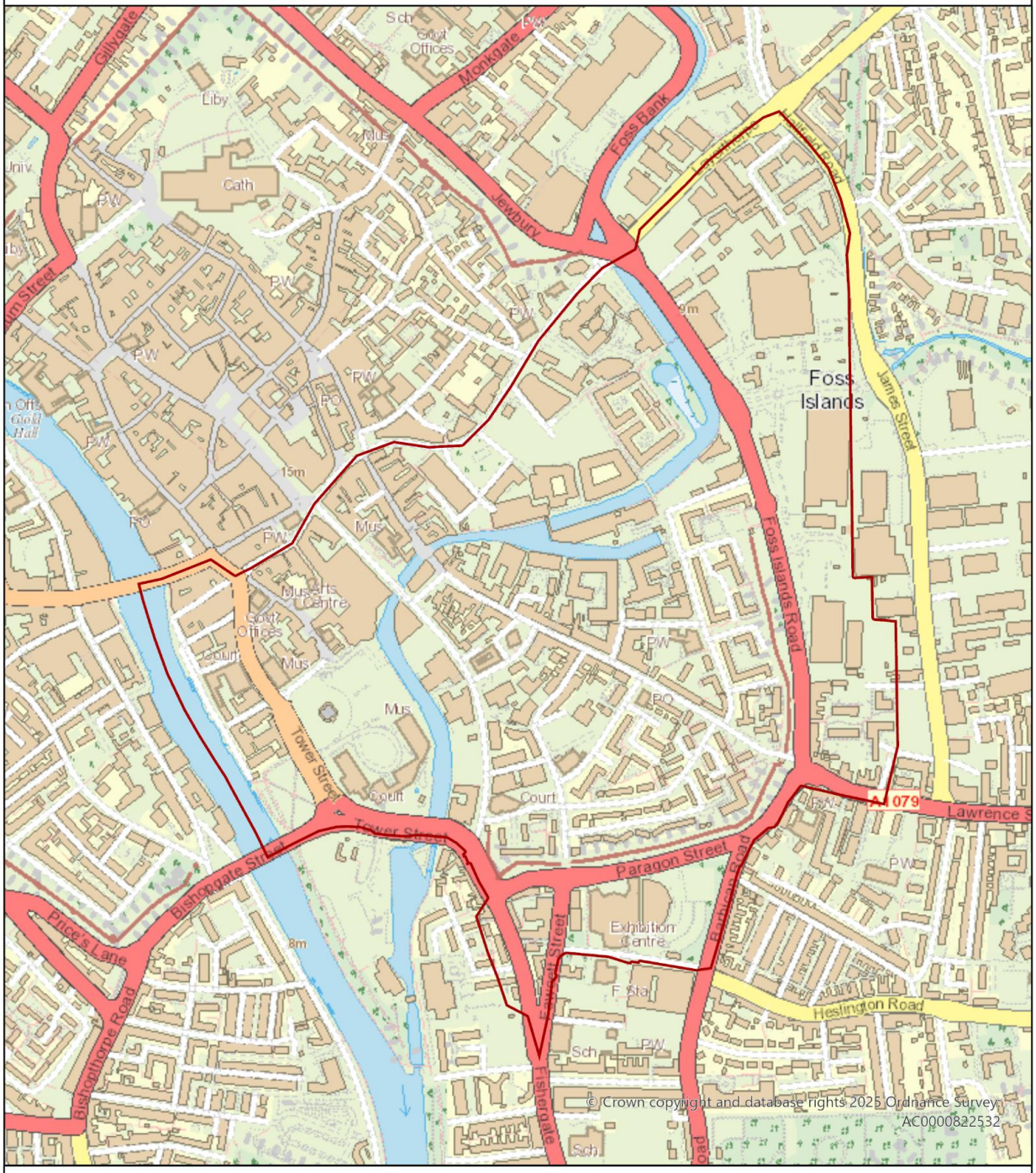


Sources:

BT Active

7. To Follow: Footfall (BT Active)

BT Active - Proposed Areas: Walmgate



Date: 1 Aug 2025

Author: Business Intelligence Hub

Scale: 1:7,000

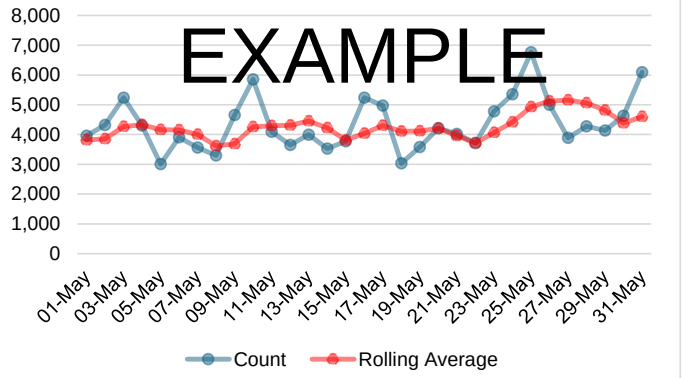
0 0.09 0.18 0.27 0.36 0.45
Km

Sources:

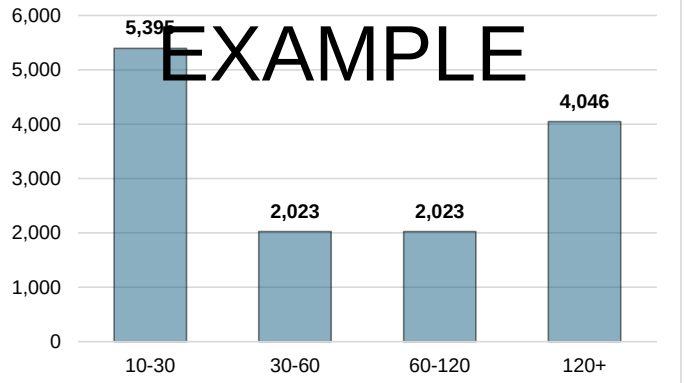
BT Active

7. To Follow: Footfall (BT Active)

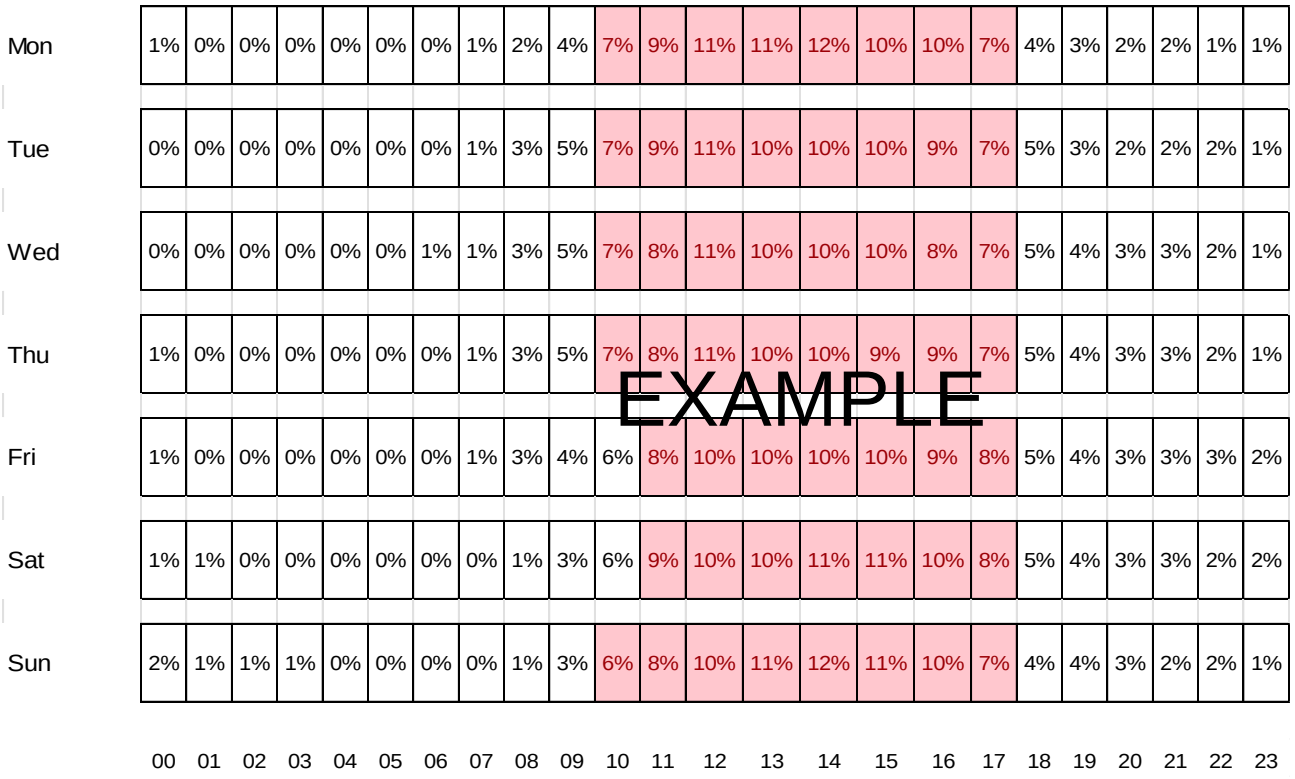
Visit Trends



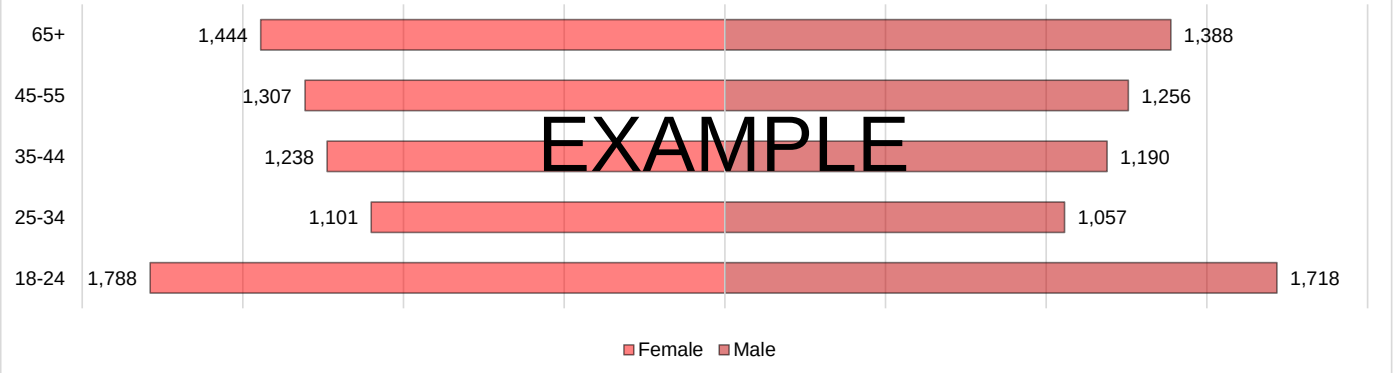
Dwell Time (minutes)



Peak Visiting Hours



Age and Gender



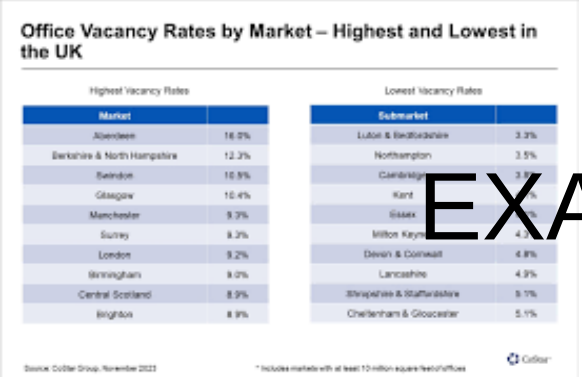
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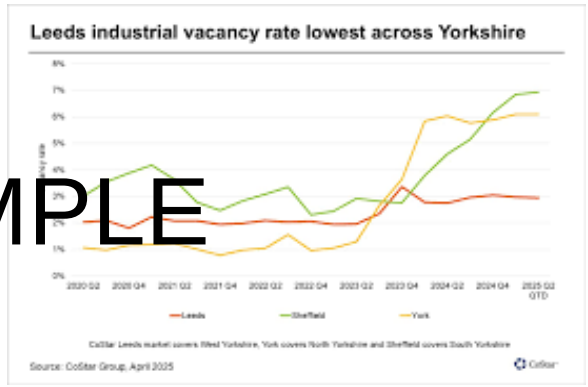
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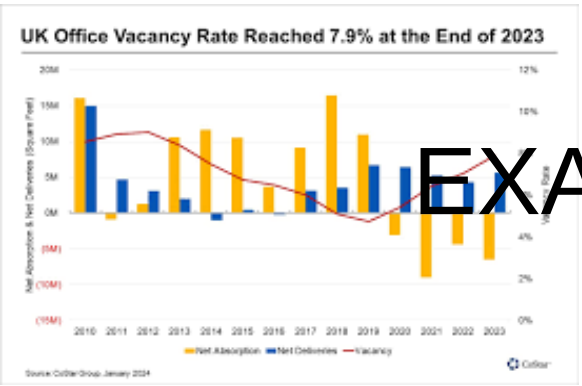
City centre movement and place data

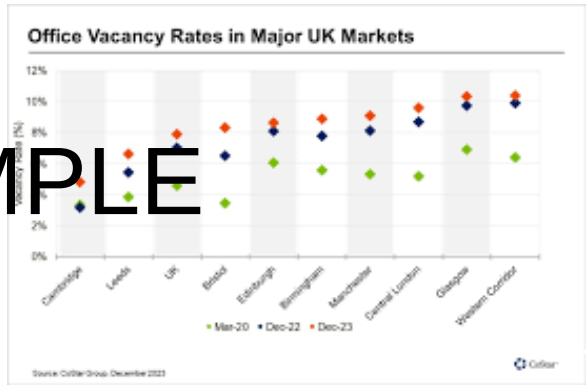
7. To Follow - Other Vacancy level data

Examples of possible market insight data









Sources:

To follow

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Meeting:	Executive
Meeting date:	02/09/2025
Report of:	Director of Finance – Debbie Mitchell
Portfolio of:	Cllr Katie Lomas– Executive Member for Finance, Performance, Major Projects, Human Rights, Equalities and Inclusion

Decision Report: Capital Programme – Monitor 1 2025/26

Subject of Report

1. The purpose of this report is to set out the projected outturn position for 2025/26 including any under/overspends and adjustments, along with requests to re-profile budgets to/from current and future years.

2. The Capital Monitor report is one of a number of reports taken to Executive on a regular basis to provide details of expenditure and how that impacts the financial standing of the council.

Benefits and Challenges

3. The capital programme is key in delivering the Council Plan. Members are able to prioritise capital expenditure to deliver improvements across all service areas notably Schools, Housing, Transport and Regeneration as well as supporting Climate Change ambitions.

4. The programme does involve significant levels of council borrowing which impacts the level of revenue expenditure. The cost of delivering the capital programme is therefore dependent on levels of external funding, inflation levels and interests rates.

Policy Basis for Decision

5. The Capital Budget is set as part of the Council's budget setting in February 2025. The capital programme is set alongside decisions to deliver a balanced revenue position.

Financial Strategy Implications

6. The Finance and Performance Monitor 1 report elsewhere on this agenda again outlines the council's financial position. The identification of slippage particularly in relation to Council funding will reduce council borrowing costs and support the annual revenue expenditure.

Recommendation and Reasons

7. Executive is asked to:

- Recommend to Full Council the adjustments resulting in a reduction in the 2025/26 budget of £412k as detailed in the report.
- Note the 2025/26 revised budget of £180.331m as set out in paragraph 4 and Table 3
- Note the restated capital programme for 2025/26 – 2029/30 as set out in Annex 1.

Reason: to enable the effective management and monitoring of the Council's capital programme

- Delegate the approval of homes selected for sale at Duncombe Barracks and Burnholme to the Director of Finance (in consultation with the Director of Housing and Communities) where homes are valued over £500k.

Reason: to ensure the sales of such properties can be marketed promptly from plot handover.

- Allocate £250k from capital contingency to invest in a cultural asset masterplan

Reason: to provide a basis for attracting external investment into the council's cultural estate

Background

8. The 2025/26 capital programme was approved by Council on 27 February 2025 and updated for amendments reported to Executive in the 2024/25 outturn report, which resulted in an approved capital budget for 2025/26 of £180.743m.

9. A decrease of £412k is detailed in this monitor resulting in a revised capital programme for 2025/26 of £180.331m. There is an increase of £5.411m due to additional funding being awarded / approved and a re-profiling of budgets to future years totalling £5.823m.

10. Table 1 outlines the variances reported against each Directorate area and a summary of the key exceptions and implications on the capital programme are highlighted in the paragraphs that follow.

Department	**Current Approved Budget £m**	**Projected Outturn £m**	**Adjustment £m**	**Reprofile £m**	**Total Variance £m**	**Paragraph Ref**
Children's services	18.854	15.849	**0.195**	**(3.200)**	**(3.005)**	16 - 23
Adult Social Care	1.039	1.197	**0.158**	**-**	**0.158**	-
Housing Services	49.270	48.682	**(0.296)**	**(0.292)**	**(0.588)**	24 – 41
Communities	5.805	5.831	**0.026**	**-**	**0.026**	42 – 46
Transport, Highways & Environment	70.129	73.652	**5.373**	**(1.850)**	**3.523**	47 – 95
City Development	27.594	27.594	**-**	**-**	**-**	96 – 110
Property Services	2.197	1.671	**(0.045)**	**(0.481)**	**(0.526)**	111 – 114
ICT	4.109	4.109	**-**	**-**	**-**	116 - 118
Corporate Services	1.746	1.746	**-**	**-**	**-**	-
Total	**180.743**	**180.331**	**5.411**	**(5.823)**	**(0.412)**	

Table 1 Capital Programme Monitor 1 2025/26

11. As a result of the changes highlighted above the revised 5 year capital programme is summarised in Table 2.

Gross Capital Programme	**2025/26 £m**	**2026/27 £m**	**2027/28 £m**	**2028/29 £m**	**2029/30 £m**	**Total £m**
Children's services	15.849	8.312	0.187	-	-	24.348

Adult Social Care	1.197	0.728	0.752	0.776	0.800	4.253
Housing Services	48.682	19.268	19.781	15.150	15.050	117.931
Communities	5.831	-	-	-	-	5.831
Transport, Highways & Environment	73.652	50.649	41.516	27.708	21.927	215.452
City Development	27.594	10.582	2.800	1.920	-	42.896
Property Services	1.671	1.156	0.275	0.275	0.275	3.652
ICT	4.109	2.820	2.820	2.820	2.820	15.389
Corporate Services	1.746	0.369	0.394	0.200	0.200	2.909
Revised Programme	**180.331**	**93.884**	**68.525**	**48.849**	**41.072**	**432.661**

Table 2 – Revised 5 year programme

Funding the 2025/26 – 2029/30 Capital Programme

12. The revised 2025/26 to 2029/30 capital programme of £432.661m is funded from £164.475m of external funding and £268.186m of internal funding. Table 3 shows the projected call on resources going forward.

	2025/26 £m	**2026/27 £m**	**2027/28 £m**	**2028/29 £m**	**2029/30 £m**	**Total £m**
Gross Capital Programme	**180.331**	**93.884**	**68.525**	**48.849**	**41.072**	**432.661**
Funded by:						
External Funding	72.249	46.292	28.753	9.986	7.195	**164.475**
Council Controlled Resources	108.082	47.592	39.772	38.863	33.877	**268.186**
Total Funding	**180.331**	**93.884**	**68.525**	**48.849**	**41.072**	**432.661**

Table 3 – 2025/26 to 2029/30 Capital Programme Financing

13. The Council controlled figure is comprised of a number of resources that the Council has ultimate control over. These include Right to Buy receipts, revenue contributions, supported (government awarded) borrowing, prudential (Council funded) borrowing, reserves (including Venture Fund) and capital receipts.

14. In financing the overall capital programme, the Director of Finance will use the optimum mix of funding sources available to achieve the best financial position for the Council. Therefore, an option for any new capital receipts would be to use these to replace assumed borrowing,

thereby reducing the Councils' borrowing levels and associated revenue costs.

Consultation Analysis

15. The capital programme was developed under the capital budget process and agreed by Council on 27 February 2025. Whilst the capital programme as a whole is not consulted on, the individual scheme proposals and associated capital receipt sales do follow a consultation process with local Councillors and residents in the locality of the individual schemes.

Options Analysis and Evidential Basis

Children and Education Services

16. The total approved budget within the Children's Services and Education Capital Programme for 2024/25 is £18.854m. At this point in the financial year there are only a small number of adjustments to report.

17. Planning for the use of the remaining unallocated Basic Need budget of £4,364k is currently underway. It is likely that this budget will be required to help fund additional capital expenditure to contribute to creating additional SEND provision and to support inclusive mainstream provision, as detailed below. It is unlikely that there will be significant expenditure that will require a contribution from the £2,364k in this budget in 2025/26. It is proposed to reprofile £2,000k of this into 2026/27 to support future planning.

18. As reported above, plans are currently in development for the use of the SEND capital budget of £2,055k, which is mainly funded by the new SEND funding made available by the DfE for 2025/26. The available scheme budget in 2025/26 is £2,055k, however due to the detailed planning required to plan and prioritise the most effective use of this budget it is unlikely that this will all be required in 2025/26. It is proposed to reprofile £1,000k of this scheme into 2026/27 at this monitor.

19. There are two schemes in the programme that relate to the Danesgate facility, both of which remain from underspends from previous schemes, and the replacement of the Walled Garden project with some roof replacement works. It is proposed to combine these two budgets into

one scheme. A project to create two studio classrooms will be carried out in 2025/26.

20. The projects within the maintenance programmes for local authority maintained schools are mainly scheduled to be carried out over the summer holiday period and a fuller progress report will be available at Monitor 2. At this stage the only proposed amendment to this part of the programme is to transfer the Healthy Child scheme budget and grant funding of £93k into the overall maintenance programme to support some of the kitchen projects being carried out which contribute to the original aims of this funding.

21. A minor increase of £1k to the Devolved Formula Capital scheme is required to reflect the actual grant receipt for 2025/26. The scheme value represents the amount paid to the LA on behalf of maintained schools to be included in their delegated budgets. A reduction is expected for future years due to two academy conversions scheduled to take place during 2025/26 and this reduction has been adjusted for in the 2026/27 programme and incorporated into a 2027/28 estimate to be added into the programme.

22. The Early Years expansion scheme can be increased by £194k to reflect an amount of Section 106 for the Terrys Chocolate works site which is earmarked for Early Years provision.

23. The School maintenance programme for 2026/27 is currently being planned. At this stage the Directorate is working within an overall funding amount of approximately £3m, based on an assumption of the 2026/27 Condition and Maintenance allocation from the DfE as well as use of relevant section 106 receipts. The budget for 2026/27 reflects the best estimate of the amount of DfE funding which will be made available following the expected reduction due to the two academy conversions. Officers will prepare the detailed programme for the maintenance programme and report back the schemes to be delivered as part of these regular quarterly monitoring reports. Any scheme valued at over £500k will need Executive approval.

Housing Services

Disabled Facilities (£2,521k)

24. This budget is used to undertake adaptations to privately owned properties in order to help owner occupiers and tenants living in the

properties to be able to live independently within the property in the future. The budget has been amended to reflect the level of government funding and is expected to be fully spent across the year

CYC Adaptations Budget (£1,241k)

25. This budget is used to undertake adaptations to Council properties in order to help council tenants living in the properties to live independently within the property in the future. The budget is financed through monies allocated from the HRA budget. A range of adaptations are undertaken, ranging from minor adaptations such as the installation of hand rails, steps and other equipment, to more major adaptations such as stairlifts, through floor lifts, level access showers (wet rooms) etc. The budget underspend from 2024/25 is included in 2025/26 and is currently dealing with backlog of cases on waiting list. It is anticipated to be able to do this and also meet demand in year

Home Upgrade Grant (HUG) (£1,354k)

26. HUG 2 is funding for Eligible Measures (energy efficiency and low carbon heating) to be installed to improve the energy performance off gas grid homes in England. This scheme is due to finish June/July 2025 with a final cost of £860k

27. The new scheme – Warm Homes Local Grant gives funding for local authorities to deliver energy performance and low carbon heating upgrades to low-income homes in England. This is a 3 year scheme and the award for 2025/26 is £300k. Once a new project manager has been recruited and delivery partner procured then it is anticipated that the full amount will be spent in year 1

Major Repairs (£11,774k)

28. Progress has been made in some areas of the programme but delays in procuring some services restricted progress in others. There are concerns about the quality of work by contractors and customer complaints have been relatively high on modernisation work. We are working with the contractors to ensure that performance is improved.

29. The expectation at this point in the year is to spend in full in all areas of the capital investment programme. Any underspend/overspend risk to individual budget lines will be realised by the end of Q2

Energy Efficiency Retrofit

30. Wave 2 of the SHDF scheme will complete this year. This has provided £2.1m of works to improve energy efficiency providing external insulation in ginnels and funding to the improvement works at Bell Farm.

31. A new scheme (wave 3) is for 3 years has yet to be signed but will provide £1.4m of grant funding over 3 years to continue to improve the energy efficiency across the CYC social housing stock.

Housing Delivery

32. Work has progressed well at the start of 2025-26 with good progress on all capital projects within the Housing Delivery Programme.

33. Detailed engagement and design work has continued on Willow House with RIBA 2 designs completed. Work is ongoing to submit the planning application in late Summer 2025 and there is a detailed programme of engagement planned throughout July. Concurrently work is ongoing to finalise a procurement strategy for a main contractor in early 2026.

34. Following a number of successful engagement events, both with local residents and individuals with lived experience of Learning Disabilities and / or Autism, RIBA 1 design work for Lowfield Plot A has now been concluded. This work is undergoing costing prior to further design work commencing to ensure it remains within budget prior to starting the next stage of design work. The project is still on programme to submit a planning application within the financial year.

35. There has been significant progress in completing the roads and drainage work across the wider Lowfield Green site after significant delays over the past 12 months. Wates Construction, the original contractor for the site have led these remediation works and are due to apply final road surfaces in early July. A full project closedown report will be submitted once the final homes are sold. To date there is 1 remaining property to be sold which is expected to complete over Summer 2025.

36. All 34 new homes at Duncombe Barracks are expected to complete throughout Summer 2025. 60% of these homes will be delivered as affordable housing and all homes are delivered to net-zero carbon, Passivhaus certified standards. The site is now making good progress

and whilst minor delay has been encountered this year, the site is still on programme to deliver all homes within Q2.

37. Burnholme, the second Passivhaus certified development, will complete slightly later in the year with handovers across autumn and winter 2025-26. This is a larger site comprising of 78 homes, 60% of which will be affordable. As with Duncombe, the contractor has experienced some delay in the period which has resulted in an underspend in the period however, labour levels are high on site and we expect significant progress in coming months.

38. The Council have started to take handovers of the first Passivhaus, Net-Zero Carbon homes at Duncombe Barracks in late July with all homes due to complete by August. Burnholme is anticipated to handover later in 2025. The developments are delivered as 60% affordable housing with a mix of social rent homes for those in the greatest housing need and shared ownership which allows access to home ownership for those unable to access housing on the open market. The homes are pioneering, developed to a world leading Passivhaus standard. The homes are incredibly well insulated meaning they lose very little heat and their design incorporates renewable energy through the use of Air Source Heat Pumps (ASHP) and Photovoltaic Panels (PV) meaning the produce more new energy than they use across the year. The energy bills of the new homes are predicted to be 83% lower than those of a standard new build home built to Building Regulation standards. This will effectively eliminate fuel poverty for future residents. Bell Farm refurbishment and retrofit project commenced onsite in autumn 2024 and is now progressing well, the site has overcome a lot of the early issues uncovered on site and a new programme has been issued showing completion in early 2026. There is an ongoing funding risk as all Social Housing Decarbonisation Fund (SHDF) needs to be spent by Jan 2026 so work is ongoing to analyse the programme and ensure all retrofit works can be achieved by this date.

39. 40% of the homes on the site will be sold on as market sale homes as set out in the business case approved in March 2022. The profit generated by these homes is used to cross subsidise the high levels of affordable housing delivered as part of the Housing Delivery Programme. The values of these homes are set in consultation with estate agents and independent valuers. Where homes are valued at over £500k the Executive are asked to delegate authority to the Director of Finance in consultation with the Director for Housing and Communities for disposal.

40. Glen Lodge is progressing well and expected to complete in July 2025. Work is continuing across Housing, Communications and Adult Social Care to reoccupy the building. There is ongoing work to promote these high-quality apartments and enact a prevention strategy to ensure residents move at the right time for them to continue to live independently and avoid residential care wherever possible.

41. The redesigned 100% affordable Ordnance Lane scheme has been tendered for a Principal Contractor and submissions were received in late June 2025. Work is ongoing to evaluation these submissions and it is hoped a full Business Case seeking a construction budget will be presented to the Executive in Autumn 2025.

Communities

Future Libraries Investment Programme

42. The three library projects have been combined and are reported within a single FLIP (Future Libraries Investment Programme). The capital budget this year is £798k including a Libraries Improvement Fund grant of £250k from Arts Council England. The total budget for the FLIP overall is £8,228k.

43. As Haxby & Wigginton Library and Clifton Library Projects have been delivered, the Acomb library project is now able to progress. A detailed report to the Council's Executive meeting on 15 July 2025, will set out the scope based on the available budget. The Library Improvement Fund grant of £250k from Arts Council England will support the overall project budget. In addition, the project has been successful in securing £40k from the Mayoral Renewables Fund (£26k) and the Council's Climate budget (£14k) towards the design and installation of Solar PV.

Energise Roof Works

44. Greenwich Leisure Limited have commissioned a further roof inspection and report, which the Council are waiting to understand the finding and to agree a next phase of works within the budget remaining. These works have been complex to identify the exact root cause of the roof leaks and time is being taken to ensure any future repair is essential

Mansion House Repairs

45. Work at the Mansion House has progressed well and the contractor William Birch is on target to complete work within the agreed timetable and budget. Inevitable issues with scaffolding licences with the Mansion

House neighbours have been resolved. The House is scheduled to re-open in August with all work completed by November

Crematorium Waiting Room

46. A cost assessment of the works has been received alongside some value engineering recommendations. Revised plans are now being prepared based on these recommendations.

Transport, Highways & Environment

Major Projects

47. Following a meeting of City of York's planning committee on Tuesday 19 March 2024, and referral to the Secretary of State, **the York Outer Ring Road** planning application was approved on the 12th April 2024. Since then a milestone review has been undertaken, with other work such as land purchase negotiations, cost reviews and the business case also being progressed. Members agreed at Meeting on 15th July that the scheme be delivered in four phases, prioritising available funding to the local plan infrastructure requirements, unlocking key development sites and providing much needed new homes

48. The **York Station Gateway** scheme continues to progress, with Package 1 (Utility Diversionary Works) completed in September 2023, and Package 2 (Highways Works) is about 70% through construction with a completion date forecast for November 2025. This completion is delayed from spring 2025. The construction contract for the Package 3 (Station Works) is currently under review following an unsuccessful procurement exercise and an updated delivery and procurement strategy is being agreed by partners. A further highways Package 4 (Loop Road Works) is expected to commence once Package 3 is completed. Meanwhile, a new multi-storey car park that is funded and delivered by Network Rail began on site in March 2025, following the closure of the station long stay car park.

49. A detailed update was provided to Executive on 15th July 2025 and additional funding was agreed in order to complete the scheme.

Haxby Station

50. Progress had (until very recently) tapered off due to substantial funding uncertainty as a result of last year's cancellation of the DfT's Restoring Your Railways programme by the UK Government; which this scheme had been part of. However, a Government announcement on 8 July

2025 confirmed that this project was to be funded to delivery, so the council and partners are now working to understand the details following this announcement and how this may now affect delivery timescales. The programme for delivery has undoubtedly been prolonged but we continue to have a target of end of 2027 / early 2028 (contingent on a number of factors). The Council is the freehold owner of the proposed site of the new station and still has a commitment of approximately £4million match-funding for the scheme. In terms of the planning application (still pending), determination has been delayed until late 2025, due to statutory requirements to undertake further ecological surveys and investigations for protected species on-site, which have now recently concluded.

Transport

51. The York and North Yorkshire Mayoral Combined Authority has approved additional capital funding: £3.5 million from the Local Transport Plan (LTP) and £2.1 million from the Bus Service Improvement Plan (BSIP). These funds have been incorporated into the City of York Council's (CYC) Transport Capital Programme. An evaluation is currently underway to determine the resources required to deliver these programmes and the timescales for their implementation

Bus Service Improvement Plan

City Centre Sustainable Corridor – Bus Priority

52. BSIP funding was secured to improve bus journey times and improve reliability if services in the city centre. Feasibility and initial designs were progressed during 24/25. Revised drawings were provided to incorporate a flood defence barrier on Tower Street.

53. Project approved by the executive member to proceed to public consultation in June 2025 with current milestone planning towards a spring 2026 delivery

BSIP Bus Stop Upgrades

54. 14 kerb improvements completed so far this year with another 15 planned. 5 new shelters installed with another 5 planned.

BSIP Real-Time Screens

55. Second tranche of 50 additional battery screens ready for installation, scheduled to take place throughout June. Replacement screens for station frontage scheme ready for installation. First four will be installed

in new shelters opposite the station as soon as NPG have provided a power connection. Latest date for this is end of June. Six new displays installed in new shelters in York Central.

56. It is the intention to order new displays for all the P&R sites plus a few new mains displays to go in some of the new Clear Channel shelters.

Small Scale Bus Priority - Strensall Bus Terminus Improvements

57. Contractors began work on schedule on 16th June and the works have been completed.

P & R Interchange Upgrades

58. BSIP 1 funding was secured to provide a new ticket office and public waiting area/ amenities of Grimston Bar P & R and various additional improvements and refurbishments of Askham Bar, Rawcliffe Bar, Poppleton Bar and Monks Cross. Overnight parking areas are proposed to be created at Askham Bar and Rawcliffe Bar and there will be improvements to site security and Park and Cycle facilities across the five sites. Designer Outlet Park and Ride is not within scope of these works as it is under a shorter term lease agreement.

59. Public consultation on the proposals has concluded; the results of which and a request for funding approval will go to Executive in September. Implementation is intended to be phased from September 2025 through to Spring 2026.

Access Barrier

60. The Council has agreed to participate in a research project being undertaken by academics from the University of Westminster to monitor the impact on path users and nearby residents of removal or redesign of barriers to make them compliant with guidance. This is likely to be a 5year funded scheme addressing c800 sites across the city.

61. The first tranche has been assessed and actioned, including a variety of barrier types enabling options and resolutions to be explored and an agreed approach moving forward. The opportunity to ensure that the correct tactile paving and signage is installed at locations has been taken. The second Tranche is being drawn up and with the benefit of the lessons learned, it is felt that this project will now gather some momentum. Positive feedback has been received already and it is expected to receive further positive feedback once some of the other regularly requested locations are dealt with.

Traffic Signal Asset Renewal Programme

62. Copmanthorpe Link Road approved for delivery and scheduled for construction during October 2025. Estimated cost £250k to be incurred in 2025/26

63. Huntington Road/Hayleys Terrace. Decision on approval to proceed to delivery due 1st July. Construction preliminary scheduled for early 2026. Estimated cost £250k to be incurred in 2025/26.

64. Foss Bank. Decision on approval to proceed to delivery due 1st July. Construction preliminary scheduled for early 2026. Estimated cost £165k to be incurred in 2025/26

65. Holgate Road Wilton/Rise, Clifton Moorgate, Heworth Green/Dodsworth Avenue. Design works estimated to be completed in 2025/26 however construction will not occur until 2026/27.

66. Green Light Funding (GLF) to cover 2 Traffic Signal controller upgrades and 3 site conversions from 3G to 4G communications due for completion before August 2025. Estimated cost of £45k to be incurred in 2025/26.

Active Travel Programme

67. The York and North Yorkshire Mayoral Combined Authority (YNYMCA) agreed funding for active travel projects in York on 6th June 2025. The approved project list includes improvements to the Clifton Backies route, school streets projects, increased pedestrian crossing programme funding and a public right of way improvement programme. Current projects relating to Active Travel England are being reprofiled and a staffing plan developed. This will result in a clear active travel programme for York which will be presented in the capital programme monitor 2 report.

Solar System Cycle Route

68. Solar System Cycle Route Phase 2: Comprises widening of the route between London Bridge and the beginning of the Solar System route. Project manager to be appointed to progress this work. Staffing will be considered across all active travel projects.

National Cycle Network Route 65

69. There are several locations requiring improvement on National Cycle Network Route 65. Projects are being identified from a long list of

potential options to fit the carryover funding from 2024/25 and the process to recruit a project manager is being commenced.

Riverside Path Improvements

70. Traffic Regulation Order public advertisement has been completed which has received multiple objections generating the need for a further Executive Member Decision Session to be scheduled. The procurement process for the establishment of a Principal Designer for both detailed design and construction ongoing. The estimated cost for delivery of the brief is currently £165k but tender submission process has not yet commenced. The majority of this cost is expected to be utilised in 2025/26 however eventual construction of the scheme will potentially commence in Q4 of 2025/26 and may extend into 2026/27.

Electric Vehicle (RV) schemes

71. All EV projects are now fully funded following a successful bid to the YNYMCA. All required decisions are in place to progress the Union Terrace HyperHub. A design and build contract award is being prepared with a view to start construction later this year.

72. Legal negotiations are ongoing to resolve land ownership issues at Askham Bar P&R. Design contract is being drafted and detailed design work will be progressed in parallel to the legal issues. A further Executive decision, to proceed with construction, will be required once this feasibility work has been completed.

73. Low Emission Vehicle Infrastructure (LEVI) on-street plans are being developed in conjunction with the Housing team. Preparation for procurement is also ongoing. Our consultants, Accessible, will be reviewing all scheme designs to improve PAS1899 compliance which are the standards for such equipment.

Public Rights of Way

74. Funding has been made available for repairs to the sections of the PROW network currently affected by river bank slippage, and a programme of work is currently being assessed and prioritised as part of the 2025/26 Capital Programme.

75. Replacement of the footbridge on the Rufforth-Knapton Public Right of Way (following installation of a temporary bridge earlier this year) was delayed in 24/25 due to ongoing challenges with procurement of an interested contractor. A procurement route has now been identified with implementation of a permanent bridge expected in this financial year.

Signing & Lining Speed Limit Amendments

76. Delivered to date in 2025/26 funded from the Capital Programme LTP funds, are the following locations:,
    a) North Lane Huntington – installed in May 2025
    b) Wheldrake Lane Elvington (30 mph limit extension) – installed in May 2025
    c) A59 Poppleton (40 mph limit extension) – at delivery stage now (installation ongoing).

Safety Schemes

77. Since April we have completed the following works or are on site:
    a) Heworth green / Eboracum Way – installation of an interim scheme to provide cycle lanes through the junction to improve road safety.
    b) Heworth Green / Stockton Lane / Malton Road – introduction of an interim scheme, in conjunction with a resurfacing maintenance scheme (due on site from 7th July), which will provide road safety and cycle infrastructure benefits ahead of a more substantial future scheme at the junction.
    c) Black Dike Lane DR scheme – minor improvements to manage vehicle speeds and access on village country lane.
    d) A59 40mph speed limit extension – extension of 40mph speed limit at Poppleton
    e) Aldwark dropped crossings – 3No pairs of dropped crossings
    f) North Lane, Huntington speed limit amendment
    g) Wheldrake Lane, Elvington speed limit amendment

ANPR Bus Lane Enforcement

78. The programme of works to replace Automatic Number Plate Recognition cameras which were outdated and approaching end of life at Coppergate and Low Poppleton Lane were due to go live on 1st July.

P&D machines Parking

79. We are working with a supplier to replace all parking meters in car parks across the city to move to a ticketless and cashless service. Currently undergoing procurement with the aim of going out to tender in the near future. The intention is to deliver this scheme by the end of Spring 2026

Hostile Vehicle Measures

80. Completion of the final HVM installation was achieved at the Parliament Street location in November 2024. All core infrastructure is now installed and operational and not expected to attract any further significant Capital expense.

81. The scheme is likely to attract some additional minor subsidiary Capital costs in 2025/26 with regards to proposals to make some amendments to signage; loading restrictions; and changes to one-way arrangements at Blake Street, with the aim of discouraging vehicles entering the street and/or facilitate safer exits from the area.

Highways

Resurfaced Roads

82. The carriageway repair scheme at Riverside Crescent has been delivered successfully by our Term Service Contractor, followed by a large patching scheme on Malton Road. The entire surface dressing programme is now complete, with over 70,500m2 of roads dressed across nine separate locations.

Footpaths

83. The footway renewal scheme on the city centre location at Lendal is now complete, which has involved the replacement of over 300m2 of existing paving, kerb replacements and the installation of three tactile crossings to facilitate pedestrian access. Works to carry out a repair the existing footpath at Shirley Avenue are now underway.

Highway Structures Maintenance

84. General Inspections of nearly fifty existing highway structures are due to commence at the end of June, which will provide reports noting any defects and the proposed remedial works to these structures. All information will be updated on the asset management system (AMX) by the end of August.

85. The bridge strengthening scheme at Bishopthorpe Bridge, which has involved the design, fabrication and installation of a new corrugated steel structure, below the existing bridge deck, has been successfully delivered in full.

86. The tender documents are currently being prepared for painting, repairs, waterproofing and resurfacing works, as part of a high-profile maintenance scheme at Lendal Bridge. The de-risking surveys are now

complete, including the topographical, ecology, asbestos and paint surveys, which will support the design information and cost estimates, for the construction phase, which is programmed to commence in April next year.

Street lighting columns

87. The team are progressing with the street lighting renewal programme, within Maintenance Area 4 Strensall / Skelton Towthorpe and Maintenance Area 8 Acomb / Woodthorpe. This involves the replacement of the existing concrete street lighting columns, with new steel thermoplastic coated column assets, including new LED energy saving lights. This will result in significant energy and carbon reduction savings.

City Walls Maintenance

88. Investigation and maintenance work across the City Walls are ongoing. From 26th June the teams' efforts will be predominantly focused on the conservation scheme at Bootham Bar, which will involve significant repairs to the existing roof structure and covering.

Drainage

Pre-Carriageway Drainage Schemes

89. The team have tackled a longstanding drainage issue on the outboard lane at Heworth Green, which has previously caused extensive flooding, which has involved the installation of a new piped road crossing and connection into the existing sewer system.

90. Eight non-running drainage gullies have been replaced on Maple Avenue followed by the repair of the existing gully connections on Riverside Crescent. Extensive remedial works to the existing gullies have been carried out on Hull Road, which will significantly improve the drainage of surface water away the road.

Proactive Drainage Investigation / Repair Programme

91. The team have fully cleared the existing blocked sewer system from Wheldrake Village towards Crockey Hill which was causing back-up into the village.

Sink Holes

92. A 5ft deep and 5ft wide void was identified in the inbound traffic lane outside York Theatre Royal on St Leonards Place, which represented an immediate risk to road users and the public. The drainage team

acted quickly in appointing a specialist contractor, with the capability of operating at 5m excavation depths, to investigate the issue, assess the competency of the existing sub ground, then reinstate the void with foam concrete, before reinstating the road construction in full.

Castle Mills Lock

93. An essential scheme to replace the existing timber lock gates at Castle Mills, has commenced, and the off-site manufacture of the gate components is now complete. The installation works were programmed to commence in July 2025 with the deployment of a NATO bridge, to carry the materials and installation equipment to the point of works on site. This will be followed by the removal of the existing gates and equipment, the installation of the new downstream gates, and finally the installation of the new upstream gates, plus the commissioning of all new gates, equipment and sluices.

Flooding Schemes

94. Germany Beck – The Germany Beck project is currently costed at £4.6million. The funds allocated from CYC will ensure that this project progresses. An additional application of funding for the shortfall that currently exists is to be sought in the coming months through the Regional Flood and Coastal Committee. The government allocation of £1,270 has been reduced to £937k. This allocation is to be spent by April 2026.

95. Innovation Resilience Fund (Ousewem): The costs as detailed are based on the current budgeted spend for 2025/26 and 2026/27. The revised costs in 2026/27 were as a result of a reduction (£837k) in spend in light of more accurate information relating to the schemes being delivered as part of the fund

City Development

96. **Castle Gateway –** In November 2023 Executive agreed the way forward to deliver some of the masterplan proposals, and work has now commenced to revise designs for the Castle / Eye of York and assess the potential for the delivery of Affordable Housing at Castle Mills. The strategic importance of St George's Field as a parking location was acknowledged and proposals for improving parking provision there, with coach drop off facilities, are being progressed. The proposals will be included in the business case, which will be reported to the Executive for approval in November 2025. The planning application will be submitted in early July 2025.

97. The phasing spend for Castle Gateway Infrastructure (Castle Mills Bridge and cycle route) has been pushed back a year to 2026/27. This is linked to the wider review of WYCA spend on capital projects.

98. This project will be considered by the Executive on 4th November 2025 where each aspect of the scheme will be reviewed in detail and will provide recommendations on each aspect of the scheme.

York Central

99. The project funding position for York Central was reprofiled in 2024/25 to reflect an updated funding agreement with project partners. The key change was that the £35m CYC contribution towards IP2 site infrastructure work moved to 2025/26 onwards.

100. General progress on the project remains positive. The planning application for the Government Property Agency building was approved by Planning Committee in July 2024. Officers are reviewing the next steps for the scheme.

101. The delivery of the main **York Central highway infrastructure** by Homes England is progressing with the Phase 1 delivering the alternative route around the National Railway Museum due to open to traffic in July 2025, allowing the stopping up of Leeman Rd to progress and the NRM's extension to enter its construction phase.

102. Road construction was completed in July 2025 to enable Leeman Road to be stopped up includes construction of the new spine road as well as the main cycle/pedestrian route and improvements to Station Rise.

103. Phase 2 of the scheme to connect the new spine road through to Water End is expected to be complete in 2027. Ground improvement works and foundations have progressed for the embankments and bridges

Carbon Reduction Schemes

104. Potential land purchase for additional car parking at the York Community Woodland may be required – engagement and surveys are underway over summer with an assessment to be made following the conclusion of this work.

105. The budget has supported £95k towards LED improvements at West Offices and Hazel Court which were completed in March 2025.

106. £96k has been committed to provide match funding against the Mayoral Renewable Fund, which will support the installation of solar panels at Yearsley swimming pool and Acomb Library.

107. Following the announcement by Government that the Public Sector Decarbonisation Scheme will not be continued, officers are undertaking an assessment of the capital cost requirements to decarbonise our estate.

108. Other potential match funding requirements may be required to deliver project applications to the Combined Authority's Carbon Negative Challenge Fund.

109. There are also potential commitments for tree provision as part of the York Outer Ring Road Scheme.

110. Key achievements include:
    - Completion of Net Zero Fund projects, including:
        - Installation of LED improvements at Hazel court and West Offices, saving an estimated 37t of Carbon dioxide per year.
        - Installation of LED replacement of 985 streetlights completed, with additional funding allocated to replace an extra 400 lights by end of June 2025.
        - Commencement of works for replacement heating system at Honeysuckle House and Alex Lyon House.
    - Award of £216k of grant funding from the Mayoral Renewable Fund to install solar panels at Yearsley swimming pool, Acomb Explore and Joseph Rowntree School.

Property Services

111. There is capital budget of £2,323k for 2025/26 for Property Services including £644k slippage from 2024/25.

112. Roofing works are nearing completion at Shambles. Structural repairs are due to commence shortly on a CYC commercial property at Castlegate and the West Offices required data cooler equipment is out to tender.

113. Refresher surveys are underway to update CYC's asbestos records. No areas of concern have yet been flagged and whilst the surveys are not yet complete across the portfolio, we have reduced call on this budget requesting £100k slippage to 26/27. After the surveys are complete a further £100k could possibly be cut from the capital budget this year.

114. Specification of works has been drawn up for works to salt barn and Hazel Court roof with tender exercises to follow. Due to need to utilise the salt barn in Winter, works are likely to start Spring next year. Hazel Court roof works are also likely to take place in the spring, it's therefore requested that £300k for these are slipped to 26/27

Corporate Services - IT

115. The ICT capital programme has a budget of £4,109k for 2025/26 which includes £939k slippage from last year.

116. Key achievements to date include:
    - The procurement of our Barracuda and Trend renewals has commenced, both are essential elements of the ICT Security Technology Stack.
    - The EDRMS (Documentum) contract has been extended for 12 months to facilitate the initial timeline for the work to explore the document retention requirements across the authority.
    - The new/replacement MFD/print estate contract procurement is progressing positively.
    - Implementation of a standard ICT kit offer to all hybrid workers and funded within the Capital budget. A successful trial of an appropriate tablet device has also been completed and requests for these is expected to increase as the benefits to users are realised.

117. The majority of the phased Always On Virtual Private Network project has been successfully implemented across our complex and diverse customer base

York's Heritage Estate

118. York's heritage is highly valued and economically important with a GVA of £2.1bn providing employment opportunities for residents as well as providing cultural destinations and opportunities for learning ang growth, for residents and visitors alike. The estate is globally renowned

with the largest number of heritage assets per square mile in England outside of London.

119. The council has over 100 grade 1, 2, and 2* heritage buildings, with no current strategy to enhance or conserve, and with key tenants identifying unfunded maintenance liabilities. CYC will need to identify external public funding partners to fully protect this nationally significant asset. As part of the programme, identifying opportunities for space for economic growth and supporting skills development across this often underused built resource will also help provide a financially viable estate and support delivery of core council services to residents. All of this requires a very different approach to ensure the city's globally renown heritage is future fit for the decades ahead.

120. Funding is potentially available from national funding bodies however there is a need to develop strong business cases and a coherent masterplan as to where to best house the collections and whether buildings need investment in their current location or whether there are better alternatives for new buildings, consolidation or new purpose built locations.

121. It is proposed that council invests in a programme to review and co-design a 10year heritage asset strategic delivery plan which will aim to attract investment into York in order to retain and enhance the magnificent heritage advantage that the city is able to offer.

122. It is recommended to allocate £250k from the capital contingency to support this work stream which if successful will deliver external investment into the city's heritage assets, drive economic and employment benefits and prevent the ability to provide other core council functions from being eroded. This will provide a programme manager, alongside technical consultancy and business case support alongside wider engagement across the city.

123. The capital contingency totals £1,376k. If this recommendation was to be approved it will reduce to £1,126k. This will be reflected in the Monitor 2 report.

Organisational Impact and Implications

124. The report has the following implications:

- ***Financial*** - are contained throughout the main body of the report. Given the forecast financial position of the Council and the need to reduce expenditure, there will be a review of the capital programme. This review will need to identify ways in which capital expenditure can also be reduced.
- ***Human Resources (HR)*** - There are no direct HR implications as a result of this report. Any variations to the capital programme that have staffing implications will follow appropriate consultation and HR policies and procedures.
  Legal - Whilst this report itself does not have any further legal implications, the schemes within the capital programme themselves will be in receipt of legal advice where necessary
- ***Procurement*** – Whilst there are no direct procurement implications relating to the report itself, procurement will be a main tool used to deliver schemes in the capital programme. Any services of works required, will be procured in accordance with the Procurement Act 2023 and the Council's Contract Procedure Rules. Further advice regarding the procurement process and development of procurement strategies must be sought from the Commercial Procurement team.
- ***Health and Wellbeing****,* reductions in spend in some areas could impact on the health and wellbeing of both our staff and residents. The impact of any reductions in the capital programme will be carefully monitored so that implications can be considered and mitigated where possible.
- ***Environment and Climate action****,* as this report is mainly for information to update on the progress of delivery of schemes within the programme, there are no direct environment and climate action implications as a result of this report.
- ***Affordability****,* as this report is mainly for information to update on the progress of delivery of schemes within the programme, there are no direct affordability implications as a result of this report.
- ***Equalities and Human Rights*** -– as this report is mainly for information to update on the progress of delivery of schemes within the programme, there are no direct equalities and human rights implications as a result of this report. All individual schemes will be subject to Impact Assessments in the usual way.
- ***Data Protection and Privacy,*** *As there is no personal data, special categories of personal data or criminal offence data being processed, there is no requirement to complete a data protection impact assessment (DPIA).*

- ***Communications***, the information set out in this report does not have any specific communications implications.
- **Economy**, there are no direct implications related to the recommendations.

Risks and Mitigations

125. There are a number of risks inherent in the delivery of a large scale capital programme. To mitigate against these risks the capital programme is regularly monitored as part of the corporate monitoring process, and the project management framework. This is supplemented by internal and external audit reviews of major projects.

Wards Impacted

126. All wards are impacted by the issues detailed in the report.

Contact details

For further information please contact the authors of this Decision Report.

Author

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Service Area:	Financial Services
Telephone:	01904 551170
Report approved:	Yes
Date:	19/08/2025

Background papers

- Capital Budget 2025/26 to 2029/30 - Executive 21 January 2025
- Capital Programme Outturn 2024-25 - Executive 15 July 2025

Annexes

- Annex 1 – Capital Programme 2025/26 to 2029/30

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Annex 1 - Capital Programme 2025/26 to 2029/30

	2025/26 £'000	2026/27 £'000	2027/28 £'000	2028/29 £'000	2029/30 £'000	Total £'000
CHILDRENS SERVICES						
Basic Need	364	4,125	0	0	0	4,489
DfE Maintenance	2,652	2,800	0	0	0	5,452
Expansion and Improvement of Facilities for Pupils with SEND	1,055	1,000	0	0	0	2,055
St Oswalds Classrooms	1,895	0	0	0	0	1,895
Schools Essential Mechanical & Electrical Work	1,381	200	0	0	0	1,581
SEND - St Paul's Nursery ERP Expansion	1,518	0	0	0	0	1,518
SEND - Applefields Extension (Phase 3)	1,121	0	0	0	0	1,121
SEND - Specialist SEMH Expansion	946	0	0	0	0	946
Hob Moor Oaks Classrooms	815	0	0	0	0	815
Mainstream Schools SEND fund	573	0	0	0	0	573
Children in Care Residential Commissioning Plan	556	0	0	0	0	556
Schools Essential Building Work	454	0	0	0	0	454
Danesgate Outdoor Learning Area	609	0	0	0	0	609
Improving School Accessibility	420	0	0	0	0	420
NDS Devolved Capital	207	187	187	0	0	581
SEND - Huntington School ERP	337	0	0	0	0	337
Early Years Expansion Premises Investment	506	0	0	0	0	506
Fulford School Expansion 2020 Phase 1 and 2	232	0	0	0	0	232
Danesgate Extension 2022	0	0	0	0	0	0
Huntington Science Labs	116	0	0	0	0	116
Healthy Pupils Capital Fund	0	0	0	0	0	0
Clifton Green Primary - Re-organisation and Security	92	0	0	0	0	92
TOTAL GROSS EXPENDITURE	**15,849**	**8,312**	**187**	**0**	**0**	**24,348**
ADULT SOCIAL CARE						
Telecare Equipment and Infrastructure	283	291	300	309	318	1,501
Disabled Support Grant	277	280	290	300	310	1,457
Major Items of Disability Equipment	152	157	162	167	172	810
Proof of Concept for robotics & AI within social care	161	0	0	0	0	161
S106 Sports Development	158	0	0	0	0	158
CRIS Portal Replacement	125	0	0	0	0	125
OPA - the Centre@Burnholme including enabling works	41	0	0	0	0	41
TOTAL GROSS EXPENDITURE	**1,197**	**728**	**752**	**776**	**800**	**4,253**
HOUSING (HRA & Gfund)						
Major Repairs & Modernisation of Local Authority Homes	14,046	11,827	12,043	12,200	12,100	62,216
Disabled Facilities Grant (Gfnd)	2,521	2,565	2,565	2,100	2,100	11,851
LA Homes - Burnholme	5,748	0	0	0	0	5,748
Gypsy & Traveller Site Investment (Gfnd)	750	1,500	3,000	0	0	5,250
Bell Farm Improvement Works	4,195	60	0	0	0	4,255
Assistance to Older & Disabled People	1,241	650	660	680	680	3,911
Local Authority Homes - Phase 2	3,685	0	0	0	0	3,685
Duncombe Barracks	3,080	0	0	0	0	3,080
LA Homes Energy Efficiency Programme	1,789	497	483	0	0	2,769
LA Homes - Hospital Fields/Ordnance Lane	2,410	232	0	0	0	2,642
Local Authority Homes - Project Team	1,370	889	0	0	0	2,259
Warm Homes Grant (Gfnd)	300	878	860	0	0	2,038
Glen Lodge Refurbishmen	1,553	0	0	0	0	1,553
Willow House Housing Development	1,521	0	0	0	0	1,521
Housing Environmental Improvement Programme	327	170	170	170	170	1,007
Alex Lyon House - Renewable Heating Upgrade	997	0	0	0	0	997
Home Upgrade Grant (Gfnd)	860	0	0	0	0	860
Honeyscuckle House - heat pump communal heating upgrade	802	0	0	0	0	802
Lowfield Plot A specialised housing	467	0	0	0	0	467
Water Mains Upgrade	410	0	0	0	0	410
Union Terrace & Robinson Court	325	0	0	0	0	325
Lowfield Housing	192	0	0	0	0	192

	2025/26 £'000	2026/27 £'000	2027/28 £'000	2028/29 £'000	2029/30 £'000	Total £'000
Shared Ownership Scheme	60	0	0	0	0	60
Resettlement Housing	29	0	0	0	0	29
Tang Hall Library Site Enabling Works (Gfnd)	4	0	0	0	0	4
TOTAL GROSS EXPENDITURE	**48,682**	**19,268**	**19,781**	**15,150**	**15,050**	**117,931**
COMMUNITIES (INCL CLIMATE CHANGE)						
Future Libraries Investment Programme	838	0	0	0	0	838
Climate Change Schemes incl Northern Forest	1,972	0	0	0	0	1,972
Mansion House Urgent Repairs	1,425	0	0	0	0	1,425
Leisure Facilities Solar Arrays	750	0	0	0	0	750
Crematorium Waiting Room / Refurbishment	596	0	0	0	0	596
Westfield Multi Use Games Area	192	0	0	0	0	192
Energise Roof	58	0	0	0	0	58
TOTAL GROSS EXPENDITURE	**5,831**	**0**	**0**	**0**	**0**	**5,831**
TRANSPORT, HIGHWAYS & ENVIRONMENT						
York Outer Ring Road - Dualling	4,841	22,394	19,563	5,603	0	52,401
Highway Schemes	10,014	9,070	9,070	9,070	9,070	46,294
Replacement Vehicles & Plant	6,899	3,392	7,323	8,510	8,532	34,656
York Station Gateway	15,645	1,000	0	0	0	16,645
Integrated Transport	9,983	1,570	1,570	1,570	1,570	16,263
Bus Service Improvement Plan	6,899	0	0	0	0	6,899
Drainage Investigation & Renewal	1,000	1,000	1,000	1,000	1,000	5,000
WYTF - Castle Gateway Development	0	4,523	0	0	0	4,523
Haxby Station	1,017	2,000	873	0	0	3,890
Special Bridge Maintenance (Struct maint)	864	872	617	605	605	3,563
Innovative Flood Resilience	2,225	1,100	0	0	0	3,325
Flood Alleviation Schemes incl Germany Beck	2,921	0	0	0	0	2,921
Replacement of Unsound Lighting Columns	637	578	550	550	550	2,865
York City Walls Restoration Programme	615	550	550	550	550	2,815
Askham Bar Hyperhub (Levi)	2,043	0	0	0	0	2,043
Essential Bridge Maintenance (Lendal Bridge)	317	1,600	0	0	0	1,917
Flood Scheme Contributions	1,500	0	0	0	0	1,500
Electric Vehicle Charging Infrastructure (LEVI)	1,486	0	0	0	0	1,486
Castle Mills Lock	1,234	0	0	0	0	1,234
Access Barrier Review	418	200	200	200	0	1,018
Riverside Path	200	400	0	0	0	600
Garden Waste Bins	265	150	150	0	0	565
Parks Investment Fund	300	200	0	0	0	500
Smarter Travel Evolution Programme	466	0	0	0	0	466
EV Charging Asset Replacement	276	0	0	0	0	276
Non-Highways Structures Investigations & Renewals	50	50	50	50	50	250
Fordlands Road Flood Defences	183	0	0	0	0	183
Public Realm and Waste Equipment	163	0	0	0	0	163
River Bank repairs	148	0	0	0	0	148
Street Lighting LED Conversion	144	0	0	0	0	144
National Cycle Network 65 Targeted Repairs	127	0	0	0	0	127
P&D machines Parking	125	0	0	0	0	125
Fleet & Workshop Compliance	105	0	0	0	0	105
CCTV Asset Replacement (incl ANPR)	100	0	0	0	0	100
Highways - Tadcaster Road	90	0	0	0	0	90
Waste Vehicle Replacement	85	0	0	0	0	85
Knavesmire Culverts	81	0	0	0	0	81
Flood Risk Operational Improvements	80	0	0	0	0	80
Rufforth Bridge	50	0	0	0	0	50
Flood Sign Renewal and Rainfall monitoring	28	0	0	0	0	28
Better Play Areas	23	0	0	0	0	23
Air Quality Monitoring (Gfund)	5	0	0	0	0	5
TOTAL GROSS EXPENDITURE	**73,652**	**50,649**	**41,516**	**27,708**	**21,927**	**215,452**

	2025/26 £'000	2026/27 £'000	2027/28 £'000	2028/29 £'000	2029/30 £'000	Total £'000
CITY DEVELOPMENT						
York Central Infrastructure	26,132	7,700	2,800	1,920	0	38,552
Castle Gateway (Picadilly Regeneration)	1,029	2,882	0	0	0	3,911
LCR Revolving Investment Fund	300	0	0	0	0	300
Guildhall	127	0	0	0	0	127
Built Environment Fund - Shopping Area Improvements	6	0	0	0	0	6
TOTAL GROSS EXPENDITURE	**27,594**	**10,582**	**2,800**	**1,920**	**0**	**42,896**
PROPERTY SERVICES						
Asset Maintenance + Critical H&S Repairs	647	975	275	275	275	2,447
West Offices Data Centre	355	0	0	0	0	355
Removal of Asbestos	122	100	0	0	0	222
Commercial Property Acquisition incl Swinegate	141	0	0	0	0	141
West Offices - Major repairs	100	0	0	0	0	100
Hazel Court - LED Lighting	96	0	0	0	0	96
West offices - LED Lighting	83	0	0	0	0	83
Photovoltaic Energy Programme	0	81	0	0	0	81
Fire Safety Regulations - Adaptations	77	0	0	0	0	77
Hazel Court welfare facilities	50	0	0	0	0	50
TOTAL GROSS EXPENDITURE	**1,671**	**1,156**	**275**	**275**	**275**	**3,652**
ICT						
IT Development plan	4,109	2,820	2,820	2,820	2,820	15,389
IT Superconnected Cities	0	0	0	0	0	0
TOTAL GROSS EXPENDITURE	**4,109**	**2,820**	**2,820**	**2,820**	**2,820**	**15,389**
CORPORATE SERVICES						
Project Support Fund	370	369	394	200	200	1,533
Capital Contingency	1,376	0	0	0	0	1,376
TOTAL GROSS EXPENDITURE	**180,331**	**93,884**	**68,525**	**48,849**	**41,072**	**432,661**
TOTAL GROSS EXPENDITURE	180,331	93,884	68,525	48,849	41,072	432,661
TOTAL EXTERNAL FUNDING	72,249	46,292	28,753	9,986	7,195	164,475
TOTAL INTERNAL FUNDING	108,082	47,592	39,772	38,863	33,877	268,186

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Meeting:	Executive
Meeting date:	02/09/2025
Report of:	Debbie Mitchell Director of Finance
Portfolio of:	Councillor Katie Lomas Executive Member for Finance, Performance, Major Projects, Human Rights, Equality & Inclusion

Decision Report: Treasury Management 2025/26 Quarter 1 report and review of Prudential Indicators.

Subject of Report

1. The purpose of this report is to provide a regular update to the Executive Member for Finance on treasury management activity for the first quarter of the 2025/26 financial year and to provide the latest update of the prudential indicators which are included at Annex A to this report.

Benefits and Challenges

2. Treasury Management is the effective management of the Council's cash flow. Doing this effectively protects the Council from risks and ensures the ability to meet spending commitments as they fall due.

Policy Basis for Decision

3. The CIPFA (Chartered Institute of Public Finance and Accountancy) Code of Practice for Treasury Management 2021 requires that full Council be updated with, review and approve, as a minimum three reports annually. These reports are the Treasury Management Strategy Statement setting out policy for the forthcoming year, a mid-year review report, and an annual report detailing the treasury activities and performance for the previous year. Quarterly reports are also required to provide an update on treasury management activities and can be assigned to a designated committee or member as deemed appropriate.

4. This report is the Treasury Management quarterly report detailing the activities undertaken so far, performance, and monitoring of the Prudential Indicators. It provides an update on activity for the period 1st April 2025 to 30th June 2025. This report ensures this Council is implementing best practice in accordance with the Code.

Financial Strategy Implications

5. The Treasury Management function is responsible for the effective management of the Council's investments, cash flows, banking, and money market transactions. It also considers the effective control of the risks associated with those activities and ensures optimum performance within those risk parameters.

Recommendation and Reasons

6. Executive is asked to note:
    - The 2025/26 Treasury Management activity up to the first quarter date ending 30th June 2025.
    - The Prudential Indicators outlined in Annex A (updated where applicable) and note the compliance with all indicators.

    Reason: To ensure the continued effective operation and performance of the Council's Treasury Management function and ensure that all Council treasury activity is prudent, affordable and sustainable and complies with policies set.

7. It is a statutory duty for the Council to determine and keep under review the affordable borrowing limits. During the first quarter of the 2025/26 financial year, the Council has operated within the Treasury and Prudential Indicators set out in the Council's Treasury Management Strategy Statement for 2025/26.

8. There are no policy changes to the Treasury Management Strategy Statement 2025/26 for members to agree and approve; the details in this report update the Treasury Management position and Prudential Indicators in the light of the updated economic position and budgetary changes already approved.

Background

9. This quarterly treasury management report has been prepared in compliance with the Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice on Treasury Management, and covers the following:
    - A brief economic update for the first quarter of the 2025/26 financial year.

- A review of the Treasury Management Strategy Statement and Annual Investment Strategy.
- A review of the treasury position as at 30th June 2025.
- A review of the Council's investment portfolio.
- A review of the Council's borrowing strategy.
- A review of compliance with the Treasury and Prudential Limits.
- An update to the prudential indicators (set out at Annex A).

Economic Update

10. The first quarter of the 2025/26 financial year saw:
    - The Bank of England base rate change by 25bps down from 4.5% to 4.25% on 8th May 2025 and maintained at 4.25% in June 2025.
    - CPI inflation fell slightly to 3.4% in May 2025, from 3.5% in April 2025.
    - Core CPI inflation decreasing from 3.8% in April 2025 to 3.5% in May 2025.
    - Consumer services inflation at 4.7% in May 2025, having been at 5.4% in April 2025.
    - A 0.3% m/m fall in real GDP in April 2025, the first fall since October 2024.
    - The 3myy rate of average earnings growth excluding bonuses fall from 5.5% to 5.2% in May 2025.
    - The 10-year gilt yield fluctuate between 4.4% and 4.8% and end the quarter at 4.50%.
    - Global uncertainty due to the economic and geopolitical environment.

Interest Rate Forecast

11. Current interest rates and the future direction of both long term and short term interest rates have a major influence on the overall treasury management strategy and affects both investment and borrowing decisions.

12. Table 1 is Link Groups Interest Rate forecast for both the bank base rate and long-term Public Works Loans Board (PWLB) Certainty borrowing rates (gilt yields plus 80 bps). This forecast was as at 10th February 2025.

	Bank rate %	**PWLB borrowing rates % (including certainty rate adjustment)**			
		5 year	**10 year**	**25 year**	**50 year**
Mar 2025	4.50	5.00	5.30	5.80	5.50
Jun 2025	4.25	4.90	5.20	5.70	5.40
Sep 2025	4.25	4.80	5.10	5.60	5.30
Dec 2025	4.00	4.70	5.00	5.50	5.20
Mar 2026	3.75	4.60	4.90	5.40	5.10

Jun 2026	3.75	4.50	4.80	5.30	5.00
Sep 2026	3.75	4.40	4.70	5.20	4.90
Dec 2026	3.50	4.40	4.70	5.10	4.80
Mar 2027	3.50	4.30	4.60	5.00	4.70
Jun 2027	3.50	4.20	4.50	5.00	4.70
Sep 2027	3.50	4.20	4.50	4.90	4.60
Dec 2027	3.50	4.10	4.40	4.90	4.60
Mar 2028	3.50	4.00	4.40	4.80	4.50

Table 1 – Link's interest rate forecast at 10th February 2025

13. Market expectations in quarter 1 were that Bank Rate would be gradually reduced by quarter point reductions, but the timing of these could be affected by inflation, government policies and global events that may impact the UK economy as well as longer dated gilt yields. CPI inflation is expected to remain at broadly similar levels throughout 2025 before moving downwards in early 2026. Movement in bank rate is likely to be dependent on inflation data.

Treasury Management Strategy Statement 2025/26

14. Full Council approved the Treasury Management Strategy Statement for 2024/25 on 27th February 2025. Details can be viewed here (item 64) https://democracy.york.gov.uk/ieListDocuments.aspx?CId=331&MId=15004&Ver=4 and here https://democracy.york.gov.uk/(S(iezd4m45k3tmf22josjfte55))/ieIssueDetails.aspx?IId=72853&Opt=3

15. There are no investment policy changes and the details in this report do not amend the Statement.

Overall Treasury position at 30th June 2025

16. Table 2 shows the Councils net Treasury debt and investment position for the quarter end as at the 30th June 2025, shown with the financial year end 2024/25 position.

	Principal 30/06/25	**Average Rate 30/06/25**	**Principal 31/03/25**	**Average Rate 31/03/25**
External Debt				
General Fund Borrowing	£177.59m	3.39%	£190.59m	3.49%
Housing Revenue Account (HRA) Borrowing	£140.86m	3.31%	£140.86m	3.33%

Total Borrowing	£318.45m	3.36%	£331.45m	3.42%
Other Long-term Liabilities inc. PFI	£46.74m		£46.74m	
Total External Debt	£365.19m		£378.19m	
Investments				
Investment balance	£14.78m	4.31%	£10.09m	4.89%
Net Treasury Position				
Debt less Investments	£350.41m		£368.10m	

Table 2 Summary of Treasury position as 30th June 2025

Investment Portfolio

17. The Treasury Management Strategy Statement includes the Council's Annual Investment Strategy outlining the Council's investment priorities as follows:
    - Security of capital
    - Liquidity
    - Yield

    Environmental, Social & Governance (ESG) criteria, will be considered as a fourth criteria after the fulfilment of the three core investment priorities.

18. The Council's investment policy is governed by MHCLG guidance and sets out the approach for choosing investment counterparties based on credit ratings provided by the three main credit rating agencies, supplemented by additional market data, (such as rating outlooks, credit default swaps, bank share prices etc.). The Council will also consider environmental, social and governance factors when placing investments after the core investment priorities of security, liquidity and yield have been assessed.

19. The Council continues to aim to achieve the optimum return (yield) on investments commensurate with the proper levels of security and liquidity and the Councils risk appetite. The Council had no liquidity difficulties during the first quarter of the 2025/26 financial year.

20. Investment returns the Council earns on its surplus cash is dependent on the level of cash held for investment purposes, cash backed reserves and cash flow requirements which is due to the timing of precept payments, receipt of grants, receipt of developer contributions, borrowing for capital purposes, payments to its suppliers of goods and services and spend progress on the Capital Programme. Cash balances are therefore only available on a temporary basis depending on cash flow movement.

21. The average level of cash balances available for investment purposes in the first quarter up to 30th June 2024 was £26.08m (£23.88m for quarter ending

30th June 2024). The average rate of return earned on cash balances in this period was 4.31% (5.06% for quarter ending 30th June 2024).

22. Table 3 shows the current fixed term investments at 30th June 2025.

Institution Type	Principal Balance 30/06/25	Average Balance 01/04/25-30/06/25	Average Rate 01/04/25-30/06/25	Principal Balance 31/03/25	Average Balance 01/04/24-31/03/25	Average Rate 01/04/24-31/03/25
Fixed Term Deposits	£0.00m	£0.00m	0.00%	£0.00m	£0.00m	0.00%
Call / Notice	£0.00m	£0.00m	0.00%	£0.00m	£0.00m	0.00%
Money Market Funds	£13.85m	£25.60m	4.40%	£9.00m	£28.62m	4.95%
Cash in bank	£0.93m	£0.48m	0.00%	£1.88m	£0.50m	0.00%
Total Investments	£14.78m	£26.08m	4.31%	£10.88m	£29.12m	4.89%

Table 3 Investment Portfolio by type at 30th June 2025

23. Figure 1 shows the investments portfolio split by cash in bank, deposits in short term call accounts, fixed term investments and Money Market Funds. Money Market Funds used have an AAAm credit rating and the cash bank account is AA- credit rating.

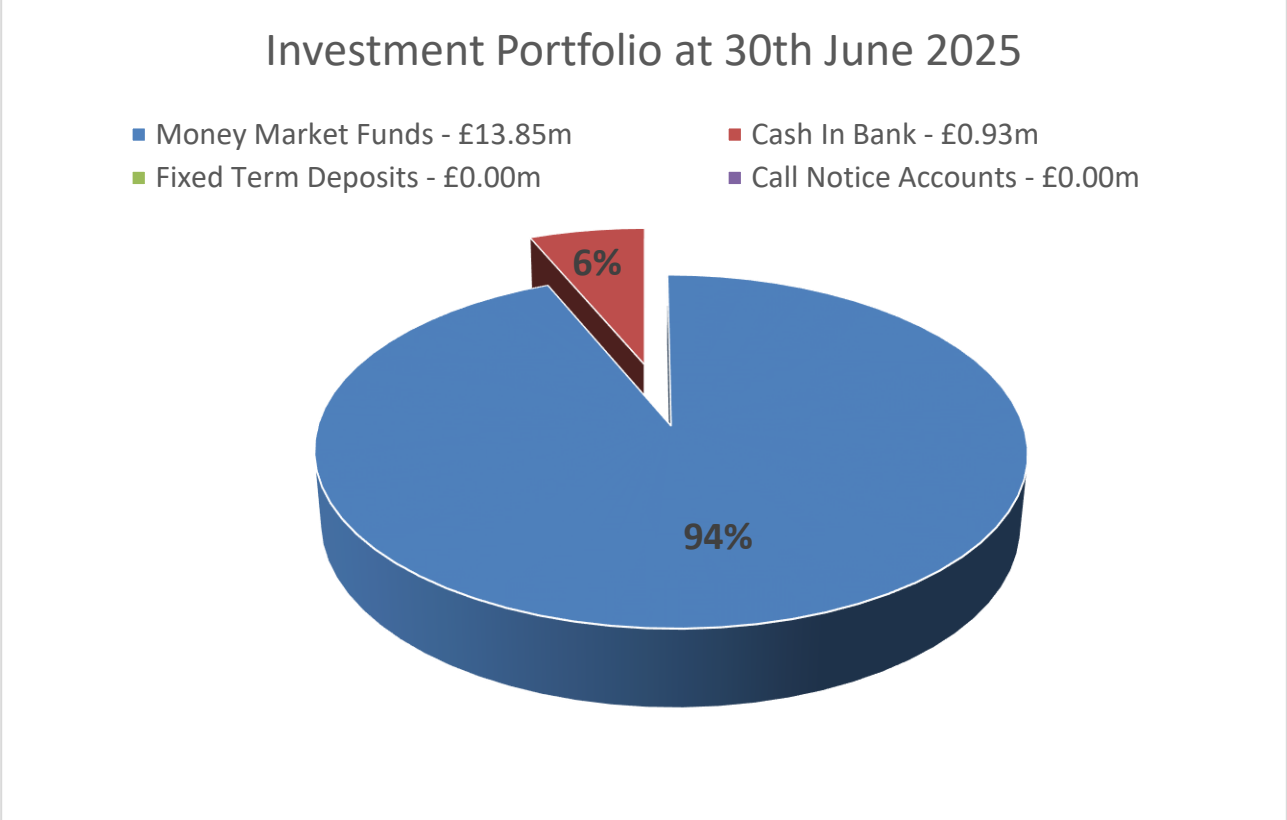


Figure 1 Investment Portfolio by type at 30th June 2025

24. The Council uses a benchmark indicator to assess the Councils investment performance, and this is the average Sterling Overnight Index Average (SONIA). SONIA is based on actual transactions reflecting the average of the interest rates that banks pay to borrow sterling overnight.

25. The Council's average rate of return for the quarter ending 30th June 2025 in table 3.

	2025/26 (Quarter 1)	**2024/25 (Quarter 1)**	**2024/25 (Full year)**
Average CYC Rate of Return	4.31%	5.06%	4.89%
Benchmarks			
Average Overnight SONIA	4.31%	5.20%	4.90%

Table 3: CYCs investment rate of return performance vs. SONIA benchmark

26. The average rate of return achieved for invested cash during the first quarter of 2025/26 has remained around the average overnight SONIA rate due to the Council keeping cash in highly liquid Money Market Funds which provide instant access to cash.

27. Figure 2 shows the average SONIA rates for a number of investment durations compared with the Bank of England base rate and the Council's rate of return achieved in the first quarter of 2025/26. It shows that the Councils average rate of return is tracking broadly in line with, both Bank base rate and overnight SONIA rate. This is expected as cash has been held in liquid funds.

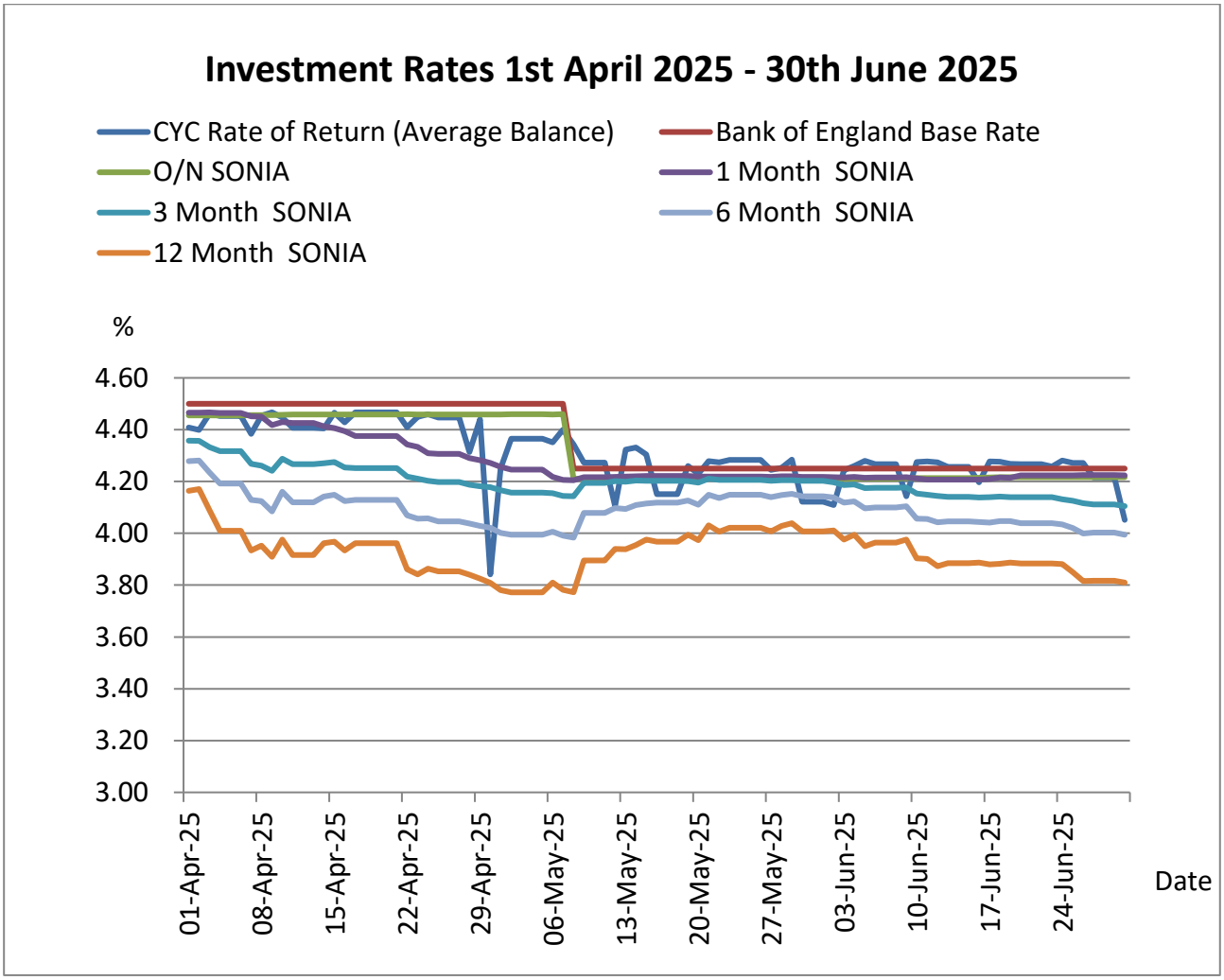


Figure 2 CYC Investments vs Bank of England base rate and SONIA up to 30th June 2025

28. The Council is using its cash balances to delay taking on long-term borrowing. The overall effect of using cash balances to support the Council's under borrowed CFR position is that as cash balances are used there is less cash available for longer term investment and cash balances are held in more liquid funds meaning lower interest returns.

29. Opportunities that arise for notice and fixed investments which could generate higher yields are considered in terms of the Councils short to medium term cash flow requirement and it's under borrowed CFR position.

30. In the current falling interest rate environment short and medium fixed term deals are currently below the rates the Council is achieving on it's liquid Money Market Funds, this is on the expectation that bank rate falls in line with Market predictions. While the opportunity to fix could contribute to a higher rate of return overall should interest rates fall in line with Market predictions, the Council, by running a lower average cash balance position, does not consider it prudent at this point in time to place fixed term. This position is kept under review.

Borrowing requirement and debt at 30th June 2025

31. The Council undertakes long-term borrowing in accordance with the investment requirements of the capital programme and all borrowing is therefore secured for the purpose of its asset base.

32. Under regulation, the Council can borrow in advance of need and Markets are therefore constantly monitored and analysed to ensure that advantage is taken of favourable rates and the increased borrowing requirement is not as dependant on interest rates in any one year.

33. The level of borrowing taken by the Council is determined by the Capital Financing Requirement (the Councils underlying need to borrow for capital expenditure purposes). Borrowing needs to be affordable, sustainable and prudent.

34. On the reverse side, the Council's level of borrowing can also be below the Capital Financing Requirement. This would mean that instead of increasing the Council's level of borrowing, surplus funds held for investment purposes would be utilised.

35. Table 5 shows the Council's underlying need to borrow to finance capital expenditure and is termed the Capital Financing Requirement (CFR).

	31 March 2026 Qtr 1 Forecast (30.06.25)	31 March 2026 Budget Forecast (TMSS 25/26)	31 March 2025 Outturn Actual (31.03.25)
CFR General Fund	£388.91m	£391.41m	£323.78m
CFR HRA	£136.77m	£137.20m	£139.91m
CFR Other Long-term Liabilities	£45.40m	£41.93m	£46.74m
Total CFR	£571.08m	£570.54m	£510.43m

Table 5 Capital Financing Requirement Forecast 30th June 2025

36. The borrowing strategy takes into account the borrowing requirement, the current economic and market environments and is also influenced by the interest rate forecasts.

37. During the first quarter of 2025/26, the Council has maintained its under-borrowed position. This meant that the capital borrowing need, (the Capital Financing Requirement), has not been fully funded with loan debt, and cash supporting the Council's reserves, balances and cash flow has continued to be used as an interim measure to fund the capital programme. The under-borrowed position can be seen on the Councils Liability Benchmark graph as shown by the gap between the loans outstanding and CFR.

38. While this strategy is still prudent in 2025/26 as long-term borrowing rates have remained elevated across the curve (see Table 9). Where debt is required to finance the capital programme the Treasury team will look at temporary and short-term borrowing options if internal borrowing cannot be maintained. Where there are opportunities to draw down long term debt at more favourable rates, through either PWLB or market borrowing, these will be considered in order to try to minimise the longer-term impact of debt costs.

Borrowing Portfolio

39. The Councils long-term borrowing started the year at a level of £331.45m. The current borrowing portfolio position as at 30th June 2025 is £318.45m.

	30th June 2025			31st March 2025		
Institution Type	**No. of Loans**	**Principal**	**Average Rate**	**No. of Loans**	**Principal**	**Average Rate**
Public Works Loan Board PWLB – Money borrowed from the Debt Management Office (HM Treasury)	54	£311.10m	3.37%	56	£324.10m	3.44%
Market Loans LOBO Loans – Lender Option Borrower Option	1	£5.00m	3.88%	1	£5.00m	3.88%
West Yorkshire Combined Authority WYCA – Zero interest loans the purpose of which are to help to fund York Central infrastructure projects.	4	£2.35m	0.00%	4	£2.35m	0.00%
Total Borrowing (GF & HRA)	**61**	**£318.45m**	**3.36%**	**61**	**£331.45m**	**3.42%**

Table 6 Current borrowing position 30th June 2025

40. During the first quarter of 2025/26 financial no new loans have been taken.

41. During the first quarter of 2025/26 financial year two existing loans have matured.

Lender	Issue Date	Repayment Date	Amount	Rate	Duration (years)
PWLB	30/04/2024	30/04/2025	£10.00m	5.39%	1.00
PWLB	12/08/2010	05/05/2025	£3.00m	4.01%	14.73
			£13.00m		

Table 7 Expired loans up to 30th June 2025

42. There are 10 scheduled repayments of long-term borrowing that will occur this financial year totalling £63.30m. These are detailed in Table 8 below.

Lender	Issue Date	Repayment Date	Amount	Rate	Duration (years)
PWLB	30/04/2024	30/04/2025	£10.00m	5.39%	1.00
PWLB	12/08/2010	05/05/2025	£3.00m	4.01%	14.73
PWLB	03/04/2001	05/11/2025	£1.00m	4.750%	24.59
PWLB	26/02/2025	26/02/2026	£10.00m	4.890%	1.00
PWLB	28/02/2025	28/02/2026	£10.00m	4.880%	1.00
PWLB	21/03/2025	21/03/2026	£10.00m	4.840%	1.00
PWLB	28/03/2025	28/03/2026	£5.00m	4.890%	1.00
PWLB	28/03/2025	28/03/2026	£4.80m	4.490%	1.00
PWLB	28/03/2012	31/03/2026	£4.50m	2.970%	14.01
PWLB	28/03/2012	31/03/2026	£5.00m	2.970%	14.01
			£63.30m		

Table 8 Maturing loans in 2024/25

43. No loan rescheduling was done during the first quarter of the 2025/26 financial year.

44. The Councils £318.45m of fixed interest rate debt, is split between £140.86m for HRA and £177.59m for General Fund as shown in Figure 3.

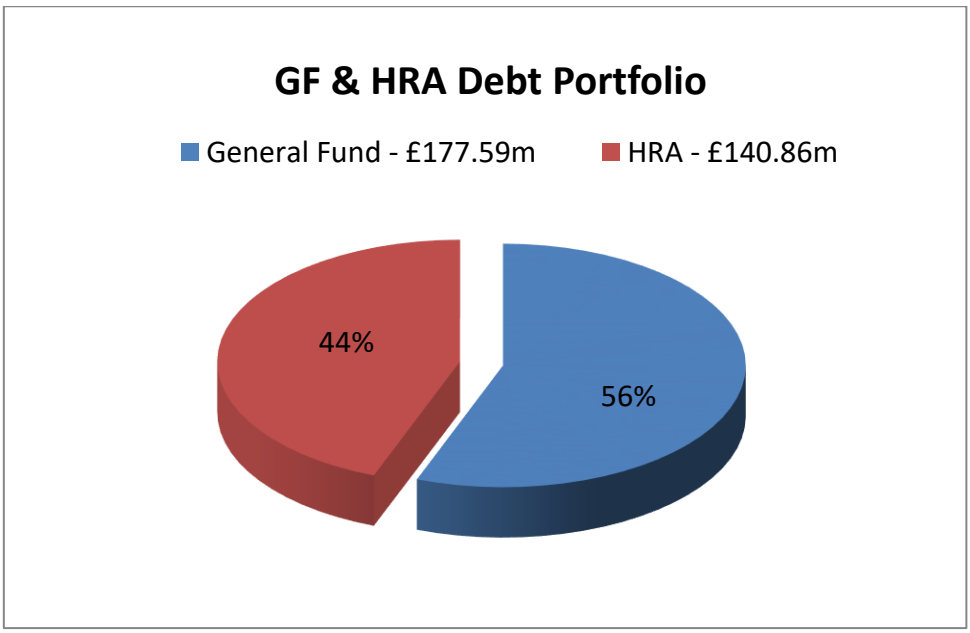


Figure 3 General Fund and HRA debt at 30th June 2025

45. Figure 4 illustrates the 2025/26 maturity profile of the Council's debt portfolio at 30th June 2025. The maturity profile, aside from a total of £50.3m remaining maturities in 2024/25, shows that there is no large concentration of loan maturity in any one year, thereby spreading the interest rate risk dependency. £39.8m of the £50.3m maturing relates to refinanced 2023/24 debt with 1 year maturities.

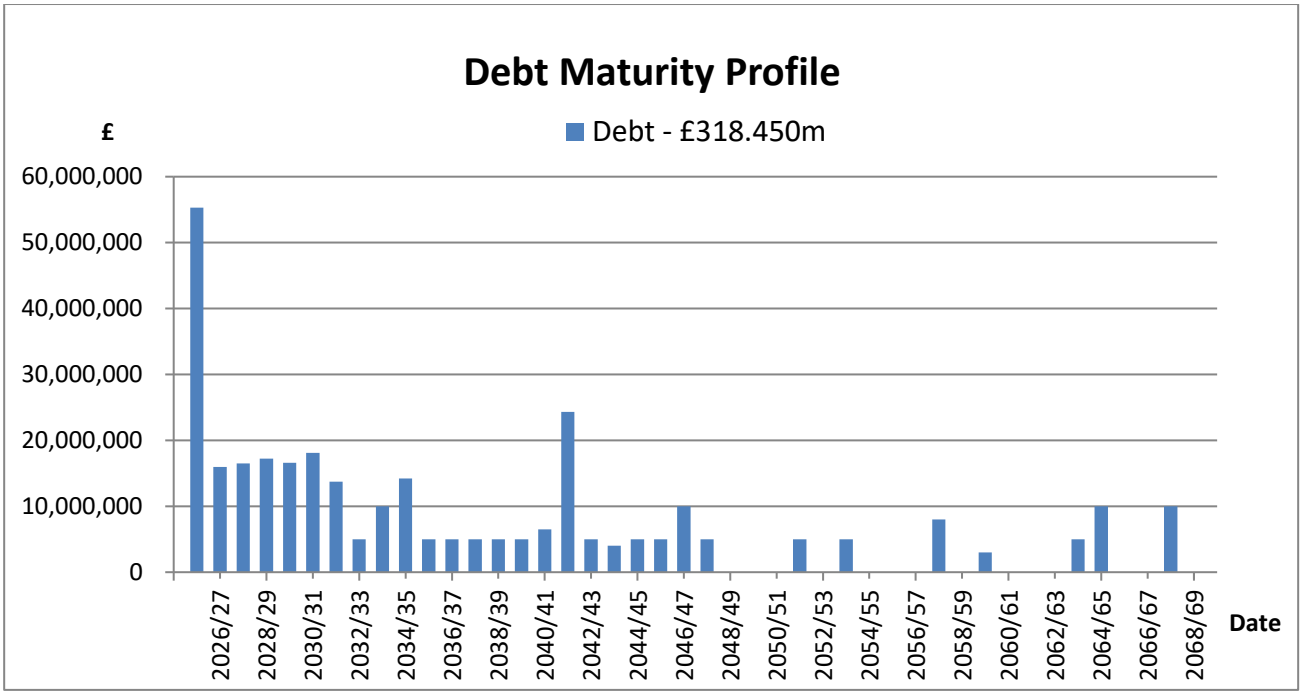


Figure 4 – Debt Maturity Profile at 30th June 2025

46. The timing of when that debt is drawn down depends on the progress of the capital programme. Where greater value can be obtained in borrowing for shorter maturity periods the Council will assess its risk appetite in conjunction with budgetary pressures to minimise total interest costs. Temporary borrowing, including inter authority borrowing, is another borrowing option.

Longer-term borrowing could also be undertaken for the purpose of certainty, where that is desirable, or for smoothing the maturity profile of debt repayments.

47. Table 9 shows PWLB Certainty borrowing rates available for selected loan durations between 1st April 2025 and 30th June 2025 at the highest, lowest and average rates.

	PWLB Certainty borrowing rates by duration of loan				
	1 Year	**5 Year**	**10 Year**	**25 Year**	**50 Year**
High	4.84%	4.99%	5.56%	6.25%	5.97%
Low	4.46%	4.62%	5.17%	5.78%	5.46%
Average	4.61%	4.81%	5.36%	6.03%	5.72%

Table 9 – PWLB Borrowing Rates 1st April 2025 to 30th June 2025

Compliance with Treasury policy Prudential Indicators

48. The Prudential Indicators for 2025/26 included in the Treasury Management Strategy Statement (TMSS) are based on the requirements of the Council's capital programme and approved at Budget Council on 27th February 2025 (item 64) and can be viewed here: https://democracy.york.gov.uk/ieListDocuments.aspx?CId=331&MId=15004&Ver=4

49. It is a statutory duty for the Council to determine and keep under review the "Affordable Borrowing Limits" included in the Prudential Indicators. During the first quarter of financial year 2025/26 the Council has operated within the treasury limits and Prudential Indicators set out in the TMSS for 2025/26.

50. An update of the Prudential Indicators is shown in Annex A.

Consultation Analysis

51. Treasury Management Strategy and activity is influenced by the capital investment and revenue spending decisions made by the Council. Both the revenue and capital budgets have been through a corporate process of consultation and consideration by the elected politicians.

Options Analysis and Evidential Basis

52. The Treasury Management quarterly report and Prudential Indicators details the treasury management portfolio at 30th June 2025 and is for the review of

the Executive Member for Finance to show compliance with treasury policy and ensure the continued performance of the treasury management function.

Organisational Impact and Implications

53. The Treasury Management function aims to achieve the optimum return on investments commensurate with the proper levels of security, and to minimise the interest payable by the Council on its debt structure. It thereby contributes to all Council Plan priorities.

- ***Financial*** - The financial details of the Treasury Management quarterly report are contained in the body of the report.

- ***Human Resources (HR)*** - n/a

- ***Legal*** – Treasury Management activities have to conform to the Local Government Act 2003, the Local Authorities (Capital; Finance and Accounting) (England) Regulations 2003 (SI 2003/3146), which specifies that the Council is required to have regard to the CIPFA Prudential Code and the CIPFA Treasury Management Code of Practice and also the Local Authorities (Capital Finance and Accounting) (England) (Amendment) Regulations 2008 (SI 2008/414), which clarifies the requirements of the Minimum Revenue Provision guidance.

- ***Procurement*** - n/a

- ***Health and Wellbeing*** - n/a

- ***Environment and Climate action*** - n/a

- ***Affordability*** - The financial implications of the Treasury Management Strategy are in contained in the body of the report and set out in the Financial Strategy and Capital Strategy reports also on this agenda.

- ***Equalities and Human Rights*** - n/a

- ***Data Protection and Privacy*** - n/a

- ***Communications*** - n/a

- ***Economy*** - n/a.

- ***Specialist Implications Officers*** - n/a

Risks and Mitigations

54. The Treasury Management function is a high-risk area because of the volume and level of large money transactions. As a result, there are procedures set out for day-to-day Treasury Management operations that aim to reduce the risk associated with high volume high value transactions as set out as part within the Treasury Management Strategy Statement at the start of each financial year. As a result of this the Local Government Act 2003 (as amended), supporting regulations, the CIPFA Prudential Code and the CIPFA Treasury Management in the Public Services Code of Practice (the code) are all adhered to as required.

Wards Impacted

All

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Background papers

- Treasury Management Strategy Statement and Prudential Indicators for 2025/26 to 2029/30 and Annexes A, B, C and D to that report. https://democracy.york.gov.uk/(S(iezd4m45k3tmf22josjfte55))/ieIssueDetails.aspx?IId=72853&Opt=3

Annexes

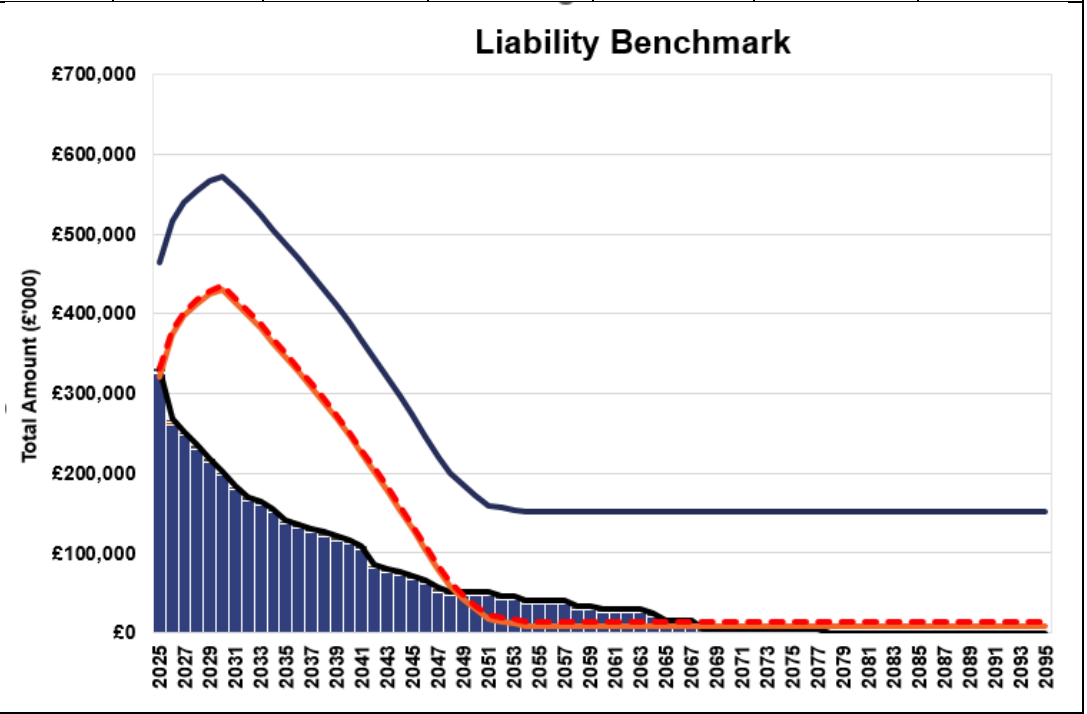
- Annex A – Prudential Indicators 2025/26 Quarter 1 (30.06.25)

Glossary of Abbreviations used in the report

CIPFA	Chartered Institute of Public Finance & Accountancy
CFR	Capital Financing Requirement
CPI	Consumer Prices Index
CYC	City of York Council
GDP	Gross Domestic Product
GF	General Fund
HRA	Housing Revenue Account
MHCLG	Ministry of Housing, Communities and Local Government
MPC	Monetary Policy Committee
MRP	Minimum Revenue Provision
PWLB	Public Works Loan Board
SONIA	Sterling Overnight Index Average
TMSS	Treasury Management Strategy Statement

Annex A

Prudential Indicators 2025/26 Quarter 1 (30.06.25)

	Prudential Indicator		2025/26	2026/27	2027/28	2028/29	2029/30	
1	**Capital Expenditure** To allow the authority to plan for capital financing as a result of the capital programme and enable the monitoring of capital budgets.	GF HRA Other LT Total	£138.3m £45.0m £0.5m £183.8m	£73.9m £15.8m £0.5m £90.2m	£52.0m £16.4m £0.5m £68.9m	£35.8m £13.1m £0.5m £49.4m	£28.1m £13.0m £0.5m £41.6m	
2	**CFR** Indicates the Council's underlying need to borrow money for capital purposes. The majority of the capital programme is funded through government support, government grant or the use of capital receipts. The use of borrowing increases the CFR.	GF HRA Other LT Total	£388.9m £136.8m £45.4m £571.1m	£410.4m £138.3m £44.1m £592.8m	£422.1m £141.3m £42.8m £606.2m	£434.6m £141.3m £41.6m £617.5m	£440.9m £141.3m £40.2m £622.4m	
3	**Liability Benchmark** The Liability Benchmark is based on current capital plans and cash flow assumptions, therefore giving the Council an indication of how much it needs to borrow, when it is likely to need to borrow, and where to match maturities to its planned borrowing needs. The liability benchmark makes no assumption about the level of future prudential borrowing in unknown capital budgets.							
4	**Ratio of Financing Costs to Net Revenue Stream** An estimate of the cost of borrowing in relation to the net cost of Council services to be met from government grant and council taxpayers. In the case of the HRA the net	GF HRA Total	14.18% 13.21% 13.99%	17.91% 12.88% 16.94%	18.78% 12.63% 17.62%	19.35% 12.39% 18.06%	20.03% 12.14% 18.60%	

Annex A

	Prudential Indicator		2025/26	2026/27	2027/28	2028/29	2029/30	
	revenue stream is the income from rents. *Note that financing costs include debt and other long-term liabilities such as PFI and Leases.*							
5	**External Debt** To ensure that borrowing levels are prudent over the medium term the Council's external borrowing, net of investments, must only be for a capital purpose and so not exceed the CFR.	Gross Debt Invest Net Debt	£469.7m £5.0m £464.7m	£499.5m £5.0m £494.5m	£525.2m £5.0m £520.2m	£550.0m £5.0m £545.0m	£586.3m £5.0m £581.3m	
6 a	**Authorised Limit for External Debt** The authorised limit is a level set above the operational boundary in acceptance that the operational boundary may well be breached because of cash flows. It represents an absolute maximum level of debt that could be sustained for only a short period of time. The council sets an operational boundary for its total external debt, gross of investments, separately identifying borrowing from other long-term liabilities.	Borrowing CFR / Other long-term liabilities	£580.5m £30.0m £610.5m (£610.5m set at 2025/26 Strategy)	£602.8m £30.0m £632.8m (Based on current CFR projection)	£616.2m £30.0m £646.2m (Based on current CFR projection)	£627.5m £30.0m £657.5m (Based on current CFR projection)	£632.4m £30.0m £662.4m (Based on current CFR projection)	

Annex A

	Prudential Indicator		2025/26	2026/27	2027/28	2028/29	2029/30	
6 b	**Operational Boundary for External Debt** The operational boundary is a measure of the most likely, prudent, level of debt. It takes account of risk management and analysis to arrive at the maximum level of debt projected as part of this prudent assessment. It is a means by which the authority manages its external debt to ensure that it remains within the self-imposed authority limit. It is a direct link between the Council's plans for capital expenditure; our estimates of the capital financing requirement; and estimated operational cash flow for the year.	Borrowing CFR / Short Term Liquidity Requirement	£571.1m £9.4m £580.5m (£580.5m set at 2025/26 Strategy)	£592.8m £10.0m £602.8m (Based on current CFR projection)	£606.2m £10.0m £616.2m (Based on current CFR projection)	£617.5m £10.0m £627.5m (Based on current CFR projection)	£622.4m £10.0m £632.4m (Based on current CFR projection)	

Annex A

	Prudential Indicator		2025/26	2026/27	2027/28	2028/29	2029/30	
7	**Maturity Structure of Borrowing** To minimise the impact of debt maturity on the cash flow of the Council. Over exposure to debt maturity in any one year could mean that the Council has insufficient liquidity to meet its repayment liabilities, and as a result could be exposed to risk of interest rate fluctuations in the future where loans are maturing. The Council therefore sets limits whereby long-term loans mature in different periods thus spreading the risk.	Maturity profile of debt against approved limits	**Maturity Profile**	**Debt (£)**	**Debt (%)**	**Approved Minimum Limit**	**Approved Maximum Limit**	
			Less than 1 yr	£55.3m	17%	0%	30%	In line with the TMSS Lobo loans are shown as due at their next call date as this is the date the lender could require payment.
			1 to 2 yrs	£16.0m	5%	0%	30%	
			2 to 5 yrs	£50.4m	16%	0%	40%	
			5 to 10 yrs	£66.0m	21%	0%	40%	
			10 yrs and above	£130.8m	41%	30%	90%	
			Total	£318.5m	100%	-	-	
7	**Upper Limit for Total Principal Sums Invested for Over 364 Days** The Council sets an upper limit for each forward financial year period for the level of investments that mature in over 364 days. These limits reduce the liquidity and interest rate risk associated with investing for more than one year.	Limit / (Current investments greater than 364 days maturing in year)	£15.0m (£0.0m)	£15.0m (£0.0m)	£15.0m (£0.0m)	£15.0m (£0.0m)	£15.0m (£0.0m)	